

**2/1 Fife Street, Woodville South, SA 5011**



**House For Sale**

Friday, 10 May 2024

2/1 Fife Street, Woodville South, SA 5011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 256 m2**

**Type: House**



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## Best Offers | \$775K- \$820K

Best Offers By Tuesday 21st May @ 3pm Providing a low maintenance lock up and leave lifestyle, while still having a feel of luxury, this spacious home is perfect for busy families, professional couples or an ideal investment opportunity. The home features three good sized bedrooms, a central bathroom with dual access and a separate bathtub, an open plan living and dining area overlooked by the kitchen which boasts both functionality and style. A private courtyard with skylights creates a private nook to curl up with a book or a morning coffee, while the undercover alfresco offers the perfect entertaining space. Outside the home, you'll find low maintenance gardens, featuring artificial lawn both front and back, and easy care plants, plenty of off-street parking is available, either behind the lock up garage, or extra space on the driveway. The convenience this location offers is unbeatable. Nearby to a selection of shopping facilities including Westside Findon Shopping Centre. Great schooling options to choose from, including Findon High School and Seaton Park Primary. Just a 20 minute drive into the city, or access the nearby public transport options. Spend weekends cheering on the local footy team at Woodville South Football Club, or take your pick of local parks and playgrounds all nearby.

**Key Features -** Three good sized bedrooms, all with wardrobes- Central bathroom with separate bathtub and dual access- Kitchen with gas cooktop, dishwasher, island bench with breakfast bar- Open plan living and dining room- Laundry with plenty of storage and 2nd WC- Enclosed courtyard with skylights- Pitched roof alfresco with ceiling fan- Low maintenance gardens with artificial turf- Secure lock up garage, plus driveway parking- Ducted reverse cycle air conditioning

**Specifications**  
Land size: 256sqm (approx)  
Council: City of Charles Sturt  
Council rates: \$1,225.25pa (approx)  
ESL: \$93.80pa (approx)  
SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629