

2/1 Woodside Road, Lobethal, SA 5241

ADCOCK

House For Sale

Tuesday, 16 January 2024

2/1 Woodside Road, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 542 m2

Type: House



Jake Adcock
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\$580,000 - \$630,000

Stone-clad pride with end-of-lane seclusion – blink and you'll miss this solar-boosted 3-bedroom modern cottage issuing relaxed, incognito style a sidestep from Lobethal's lauded Main Street. Young families, empty nesters, or anyone who lives for all-seasons entertaining against retained and established gardens, cast a sideways glance for this 2017-built freedom on a substantial 542sqm plot of hidden gold. Inside, the calm cohesive palette of soft greys and timber-look floors follows crisp downlighting and 2.7m ceilings past three carpeted and robed bedrooms - the parent's zone parading an ensuite and walk-in robe. Sunlit and inviting, the main bathroom carries the same crisp ensuite palette edging a separate WC shared by bedrooms two and three; nearby, the galley laundry slips outdoors to the secure dual carport. Awash in north-facing daylight, the shaker-style kitchen leads the open plan living zone with the cook's essentials: stainless appliances including an Ariston dishwasher, rangehood, 4-burner gas cooktop and sweeping prep space from events to breakfast under designer pendant lights. The combined stretch of living and dining cools and thaws in ceiling fan, combustion fire, or split system comfort as the all-weather deck beckons beyond glass sliders; and whether you relax, host, potter or play, the retained lawns, shrubs and bordering ornamentals of the fully fenced backyard make it the place to be, all year long. Look around. There's literally nothing pint-sized about this immaculate find except what you've come for - the quaint, friendly hills community. While you host the masses, they can park off-street while your SUVs are locked away undercover; and beyond Klose's Foodland, Lobethal Oval, the popular Bierhaus and Bakery, your cool climate surrounds of undulating hills and cellar doors make it a beautiful part of the world to get wrapped up in. Why fight it? Retreat for modern cottage style: Symmetrical stone-clad cottage façade 2017 design on a 542sqm (approx.) landscaped allotment. 6m x 5.5m (approx.) dual carport with auto roller door All-weather alfresco & expansive deck for entertaining North-facing open plan rear living & dining Fully fenced & retained backyard. Durable timber-look floors to traffic zones 3 carpeted bedrooms with BIRs | Bedroom 1 with ensuite & WIR Solar savings with 18-panel efficiency Combustion fire & split system R/C A/C comfort Self-managed Community titled pair (insurance only) A short walk to the heart of town And much more... Property Information: Title Reference: 6083/345 Zoning: Township Year Built: 2017 Council Rates: \$1,766.19 per annum Water Rates: \$181.15 per quarter *Estimated rental assessment: \$530 - \$560 per week (written rental assessment can be provided upon request) Community Fees: \$0 per quarter (privately managed) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.