

2/3 York Place, Woodville North, SA 5012

Boffo

Unit For Sale

Wednesday, 17 January 2024

2/3 York Place, Woodville North, SA 5012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Fricker
0413000845



Tim Dennis
0428909228

Auction \$405,000

Auction Location: On Site Nestled in the heart of Woodville North, this meticulously renovated two-bedroom unit presents an ideal opportunity for a diverse range of discerning buyers. Whether you're an investor seeking a lucrative venture, a first-time homeowner entering the property market, or simply someone who craves serene living in a convenient locale, this offering is tailor-made for you. Step inside to be greeted by a fresh and modern interior boasting on-trend finishes, setting the stage for effortless and low-maintenance living. The light-filled living and dining room, adorned with LED downlights and a split-system air conditioning unit, create an inviting atmosphere. A charming bay window bathes the space in natural sunlight, seamlessly connecting to the gleaming kitchen. The kitchen, designed for the modern culinary enthusiast, features contemporary elements, ample storage, a gas cooktop, and a layout that is as functional as it is stylish. Venture outside to the courtyard, adorned with established trees, providing a peaceful retreat to bask in the sun while sipping on your morning coffee. Car accommodation is made easy with an attached carport featuring a roller door, offering direct internal and courtyard access. This move-in-ready home radiates a warm and welcoming energy, creating the perfect haven. Conveniently located in close proximity to Armada Arndale Shopping Centre, reserves, playgrounds, and public transport, this unit offers not just a home but a lifestyle of ease and accessibility. Features that make this home special:- Two spacious bedrooms with split-system air-conditioning, bedroom 1 with built-in robe - Open-plan living and dining area with split-system air-conditioning - Modern bathroom with double shower - On-trend kitchen with gas cook top, ample storage space and a double sink- Separate laundry with linen storage - Private and low maintenance courtyard- Shed for additional storage - Roller shutters- Single carport with automatic roller door Conveniently located only a short distance to Arndale Central Shopping Centre and Woodville North Medical Centre. In close proximity to TAFE SA Regency Campus, Regency Park Golf Course and The Parks Recreation and Sports Centre. Quality schools and plenty of public transport options are close by. All this and just 10kms (approximately) to the Adelaide CBD! All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174