

2 Brooker Court, Woodville Park, SA 5011



House For Sale

Wednesday, 7 February 2024

2 Brooker Court, Woodville Park, SA 5011

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



Peter Kiritsis

Auction On Site Saturday 24th February @ 4pm

Upcoming Inspections // Saturday 10th February 12:00pm - 12.30pm // Monday 12th February 5:30pm - 6:00pm*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections*If you could channel the Cotswolds into a fully renovated cottage, white pickets and all, it would feel like this - yet this sun-laden 3-bedder on a 700sqm* allotment sits beautifully between the city, the sea, and Croydon's well-circled coffee spots. And that life-changing backyard produces an impressive entertainer's deck, detached garage, and sprawling space primed for a pool, tucked unassumingly along Brooker's no-through court.Bay windows are all part of the joy this c1910 vintage brings against 3.5m ceilings, decorative fireplaces, and golden pine floors parading much of the main footprint.Floors that gleam under a bay window glow in bedrooms one and two, while all three are sensibly equipped with ceiling fans, towering twin built-ins, and enlivening whitewashed themes. Hallway flow sidesteps into the central living zone with a feature fireplace, a novel window seat and split system comfort - the ideal day's end wedged intentionally between the bedrooms and breakfast. And culinary love is a shaker-style kitchen modelled to sweep the home's back end, punctuated by subway tiles, soft-close joinery, and quality stainless appliances, seating the hungry along a clever banquette in a surprisingly spacious all-in-one design.If only you could create a pass-out to the alfresco deck - maybe you can.Forget the crowd headcount when the 10m x 4m* timber decking with weather-shielding blinds holds its own for BBQs, outdoor living and dining - and as the kids scream around the neatly trimmed turf, the deep backyard screams for a pool - STCC.Against a big back lawn is an equally generous powered shed lining up the secure 12m carport; enough said for multi-car families. And having a city-to-sea suburb filling your weekends is everything, because there's little to do here - the last leg of this fulfilling layout is the on-trend bathroom, laundry and 2nd WC trilogy. Where next? Wander to MJ McInerney Reserve, hit the cinemas, roll out the picnic rug at Plant4 Bowden, browse Westfield at West Lakes, or board the Grange train for six stops to its twinkling foreshore.So pretty, so practical, so perfect for the young family - we know it will persuade you...There's so much to fall for:• Remodelled c1910 character cottage • 3.5m* ceilings• 10m* alfresco timber deck with cafe blinds• 7.9m x 4.9m* powered garage with workshop/rumpus potential• Ornate ceiling, bay window & fireplace to lounge• Open plan kitchen with soft-close joinery, subway tiles, Westinghouse dishwasher, 600mm oven & stove• Trendy banquette dining nook• Renovated bathroom, laundry & separate 2nd WC• Ceiling fans, twin BIRs & fireplaces to all 3 bedrooms• Split system climate comfort to bedrooms 1, 2 & lounge• 2m x 4m* garden shed• Zoning for Woodville Primary School & Woodville High School• Reputable Whitefriars School just around the corner• Close to Welland Plaza• Easy access to Port & Torrens Road arterials• Around 8kms to both the CBD & Grange beach*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.*