

# 2 Mathews Circuit, Woodlane, SA 5254



## House For Sale

Wednesday, 20 March 2024

2 Mathews Circuit, Woodlane, SA 5254

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michael Fenn  
0405157840



Tyson Bell  
0455600065

**\$390,000 - \$429,000**

Sheriff's Sale. Pursuant to Instructions of the Sheriff of South Australia, by virtue of a Warrant of Sale issued out of the Magistrates Court of South Australia – CIV 4432 of 2021. Only a short 20-minute (approx..) commute to either Mannum or Murray Bridge townships why not indulge yourself into the lifestyle Woodlane has to offer! Indulge in the allure of riverside living as you create unforgettable memories, this riverside retreat offers the perfect blend of comfort, convenience, and natural beauty. Whether you seek a serene weekend getaway or a permanent riverside residence, this property promises a lifestyle of relaxation and rejuvenation. Nestled within a private pocket along the illustrious Murray River and located mere moments from the riverbank, this humble 4-bedroom abode offers more than meets the eye. Positioned on an elevated block with a floor plan cascading over dual levels, this serene river shack can cater for the entire families needs. Features Include: \* Upstairs living and dining with split system air conditioning, ceiling fan and downlights\* Balcony showcasing serene river views, perfect for cooking on the barbecue on a warm summer's night\* Upstairs updated kitchen with an induction cooktop, oven, stainless steel dishwasher, ample bench space and overhead cupboards\* Master bedroom with a ceiling fan, walk-in robe and ensuite that features floor to ceiling tiles\* Beds 2 and 3 with ceiling fans, bedroom 3 also features a built-in robe\* Large main bathroom and laundry with floor to ceiling tiles\* Single lock up garage with internal access\* Large solar electric system\* Natural light filled floorplan \* Connected community mains treated water, sewerage and electricity with gas available via gas bottle connection Located only a short distance to the local boat ramp, reserve, playground and communal barbecue, relaxing and spending quality time with the family has never been easier. Whether it is on the water or on the grass you'll love the peace and tranquillity of this serene river location. Enquire today to avoid disappointment! All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516