

**21 Wooding Avenue, Woodcroft, SA 5162**

**House For Sale**

Thursday, 4 April 2024



21 Wooding Avenue, Woodcroft, SA 5162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 725 m2**

**Type: House**



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**\$865k - \$895k**

Situated in the popular Woodleigh Manor in the heart of Woodcroft this stunning family home is sure to please. Beautifully renovated throughout with modern finishes you & your family will be able to move right in & start enjoying your wonderful new home right from day one. In the heart of the home is a stunning renovated kitchen that any budding MasterChef would be proud to cook in, while outside there is a beautiful pitched entertaining area and not to mention the triple fronted parking options, all secure & undercover. Combined with close proximity to local schools & childcare options, plus Shopping Centres, parks, playgrounds and the wonderful Geoff Merrill Winery. The spacious & functional floor plan offers a possible four bedrooms, master with bay windows with external roller shutters, plantation shutters, ceiling fan, walk in wardrobe & a stunning renovated ensuite with floor to ceiling tiling and roller shutters again. Bedrooms two & three both have built in robes and bedroom 2 also has roller shutters. There is also a fourth bedroom or home office, the choice is yours. To the front of the home is the formal lounge room, again with bay windows and plantation shutters plus there are decorative cornices and a beautiful ceiling rose that doubles as an air conditioning duct. The wide hallway takes you past a large bank of linen cupboards, then down to the open plan living area and that stunning kitchen. There is a large island bench, lined with thick stone and waterfall edges and fronted with an abundance of draws for storage, the rest of the kitchen wraps around, finished with smoky glass splash back, stainless steel appliances including a 900mm gas cook top and dishwasher, pantry cupboard, microwave cubby and large, light filled window looking out over the entertaining area. This wonderful space overlooks the spacious dining area, perfect for large family dinners, and the generous family room, great for day-to-day living. Down the hallway is the magnificent family bathroom, fully renovated with floor to ceiling tiling, frameless shower screen with rain shower and a luxurious free-standing bathtub. There is also a good size laundry with added storage. The home offers beautiful floating floors throughout for low maintenance & hypo-allergenic living, plus there is fully ducted reverse cycle heating & cooling and a 4kw solar system for added energy efficiency. Stepping outside you will find the large pitched entertaining area. This fantastic area offers plenty of space for both dining and relaxing, it is finished with lighting and zip track blinds and some screening to make this area perfect for relaxing & entertaining friends & family all year round. If you need more space, the party can spill out under the double carport with dual auto roller doors, or even out under the third parking space, complete with a pitched room and double gates. Perfect for safely & securely storing a caravan or boat (as pictured). The rest of the large 725sm block is finished with a manicured lawn all setup with 6 station fully automatic irrigation system, veggie gardens, established fruit trees, three garden sheds, one with light & power that could double as a workshop plus plenty of greenery and views over the hills to finish off. To the front of the home are lovely established gardens and added off street parking across the triple fronted carports. This stunning home is certainly a one of a kind, if you are looking for a quality family home in Woodcroft, this is certainly a must to inspect. Call Zoe Ball today for inspection details. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)