

**21A Woodcroft Avenue, St Georges, SA 5064**

**HARRIS**

**House For Sale**

Thursday, 15 February 2024

21A Woodcroft Avenue, St Georges, SA 5064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



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## \$1.1m

Positioned within a picturesque pocket of tightly held and highly sought St Georges, this three-bedroom residence takes the best of its serene surroundings to create a sublime oasis worthy of your forever. Nestled on a 558sqm whisper-quiet parcel that keeps convenient inner-eastern amenities on close call, you'll love the tranquil haven brought to life under a canopy of lush greens and blue skies. A foot bridge connects from double garaging to the wrap-around verandah, crossing over the dried waterway to abundant gardens ready to accommodate your outdoor leisure time. Beaming bright with the beauty of restored Cape Cod character, the lower level is entirely dedicated to open living upon polished timber, harmoniously connecting spacious grounds for living, dining and relaxing around an ornamental fireplace. Building a natural contrast between its earthy surrounds, the sleek kitchen brings a polished aesthetic of sleek white benchtops and cabinetry, further offset by the high-quality function of stainless-steel gas cooktop, electric wall oven and Bosch dishwasher. A versatile room adjacent to the stairs grants the perfect third bedroom or premise for working from home, serviced by a remodelled laundry/mud room and toilet. Granting a gorgeous outlook from every picture window vantage point, the surrounding gardens flourish to instil an overwhelming feeling of calm, as well as a sublime backdrop to your morning coffee spot or entertaining events. Upstairs, two bedrooms upon new loop carpets are headlined by an ultra-spacious air-conditioned master with walk-in robe, sharing access to a modern main bathroom featuring bathtub and updated fixtures. With a wealth of fine shopping amenities and boutiques, along with high calibre schooling, outdoor recreation and public transport at your fingertips – it's time to make that picture-perfect life a reality in St. Georges... Even more to love:- North-facing rear orientation- Double garaging with auto roller doors- Glass cabinetry & splashback to kitchen- Breakfast bar- Split system air conditioning across both levels- Downstairs laundry/mud room with extra toilet- Under stair storage- Freshly painted- Ducted vacuum system- Irrigated gardens- 400m to bus stop- Just 4km to the CBD- Zoned/walking distance to Linden Park Primary & Glenunga International HS- Moments to Seymour College, Burnside Village & Norwood Parade

Specifications: CT / 5832/948 Council / Burnside Zoning / SN Built / 1974 Land / 558m<sup>2</sup> (approx) Frontage / 22.56m Council Rates / \$1,958.70pa Emergency Services Levy / \$223.85pa SA Water / \$250.73pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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