

23 Woodhall Drive, Happy Valley, SA 5159

Smallacombe

House For Sale

Wednesday, 1 May 2024

23 Woodhall Drive, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 795 m2

Type: House



Henry Vong
0423245373

Contact Agent

~ Auction: Saturday 8th June @ 11:00am (unless sold prior) ~Set on a bountiful 795sqm (approx.) allotment in an appealing corner position, this is a superbly versatile offering in leafy Happy Valley. Perhaps you're motivated to build and start anew (subject to consents)? Or you could relish the idea of renovating, achieving a fusion of retro charm meets modern marvel? Whatever your plans, this spacious offering is best appreciated in person. Located on a tree-lined street, in a convenient pocket of this popular suburb, the home presently offers a generous frontage, sprawling driveway and lock-up double garaging/workshop. Beyond the sheltered porch you will find: * Living room with triple aspect windows, ceiling fan and split system air conditioner * Combined meals and original kitchen with down lights ~ let your imagination reinvent this space, with the possibility of opening directly to the outdoors and creating the perfect indoor/outdoor flow * Three bedrooms with ceiling fans ~ master with built in robe * Family bathroom and separate toilet central to the sleeping quarters * Separate laundry * Huge pergola plus a separate sheltered verandah * Large yard with established trees, lawn and an aviary * Massive garage/workshop with double roller doors to the front and access from the rear yard ~ ideal for the home handyman or perhaps a teenage retreat or work from home space The location holds outstanding appeal, with the home being just a stroll from major thoroughfares, including Windebanks Road, and Hub Drive which leads to an abundance of amenities. Take your pick of local playgrounds and parks, including stunning Thalassa Park and Happy Valley Reservoir ~ now open to the public for recreation, plus Glenthorne National Park/Adventure Playground, just a short drive away. Several childcare/early learning centres and local schools can be reached in minutes, including Happy Valley Primary School. Major shops and transport are wonderfully accessible, and the glittering coastline is just over 10km away. Bring your unique vision and prepare to seize this excellent opportunity! Contact Henry Vong today. Council: City of Onkaparinga Council Rates: \$1,717.46 per annum SA Water: \$153.70 per quarter ESL: \$125.60 per annum Land Size: 795sqm (approx.) Year Built: 1976 Zoning: General Neighbourhood