

**24 Freshford Place, Woodside, SA 5244**

**HARRIS**

**Sold House**

Saturday, 19 August 2023

24 Freshford Place, Woodside, SA 5244

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 912 m2**

**Type: House**

## Contact agent

Welcome to your new sanctuary in the heart of the Woodside Township! This immaculately maintained circa 1993 home presents a unique opportunity to experience the very best of family living. Boasting an expansive 912m<sup>2</sup> (approx) allotment and situated in an a family friendly estate, this home offers not only a prime location but also a host of desirable features that will make you feel instantly comfortable. Step into the front entrance and experience the joy of spacious and sunny open plan living, perfect to host gatherings with friends and family. The seamless flow between the living, dining area, and kitchen enhances the sense of togetherness. This space offers a reverse cycle split system air conditioning unit that keeps the home cosy all year round. The heart of the home boasts a well-appointed near-new kitchen, complete with a 900mm oven and gas hotplates, stainless steel splashback, rangehood, dishwasher and an abundance of bench space and cupboard storage. You'll appreciate the convenience of a pull-out pantry making cooking a breeze. Three sun filled and generously sized bedrooms with lovely outlooks across the garden. The master bedroom has built-in robes and are all positioned close to the recently renovated, all white bathroom with separate w/c adjacent. Step out from the dining area to a full-length pergola covered outdoor entertaining area, where you can bask in the beauty of the lush lawned level rear garden. Ideal for creating lasting memories and enjoying alfresco dining. Rest easy with remote control access to the carport, providing secure parking for your vehicles. You can drive through to the sizeable 9 x 6m (approx) garage and workshop with power and a concrete floor, offering plenty of space for a caravan, trailer, storage and hobbies. With a generous sized allotment of 912m<sup>2</sup> where your imagination run wild and create the garden of your dreams or just enjoy the low maintenance garden that has been established by the current owners. Extras include: - 14 panel 4.2 KW solar system to keep the pesky power bills to a minimum- 5,000 litre rainwater tank with a pressure pump that is connected to the irrigation system in the garden - Window awnings across the front of the home Don't let this opportunity slip away - come and experience the warmth and charm of this inviting home within easy walking to all the amenities you may need. Secure your slice of serene living today! Specifications: CT / 5085/622 Council / Adelaide Hills Zoning / T Built / 1993 Land / 912m<sup>2</sup> Frontage / 28m Council Rates / \$2570.84pa ES Levy / \$111.00pa SA Water / \$139.79pq Estimated rental assessment: \$490 - \$520 per week (written assessment can be provided upon request) Nearby Schools / Woodside P.S, Oakbank School, Lobethal P.S, Lenswood P.S, Nairne P.S, Mount Barker H.S, Birdwood H.S Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409