

**24 Woodfield Street, Enfield, SA 5085**

**Boffo**

**Sold House**

Wednesday, 13 September 2023

24 Woodfield Street, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m<sup>2</sup>**

**Type: House**



Lidija Kies

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## Contact agent

Auction Location: On Site

Introducing an exceptional opportunity in Enfield – a sprawling 696sqm (approximate) allotment boasting an impressive array of features. This property is set to captivate a wide range of buyers, whether you're seeking a new family home or a lucrative investment opportunity; it's poised to meet all your requirements. The striking residence seamlessly blends contemporary elements with charming original features, including beautifully preserved pinewood floorboards. Multiple living areas enhance the home's appeal, with a delightful lounge room featuring plantation shutters, an exquisite ceiling rose and a split-system air conditioner. Moving into the timeless white kitchen, you'll find a Bosch dishwasher and an electric Westinghouse cooktop and oven, along with a meals area and a convenient servery connecting to the family room. With three generously proportioned bedrooms, this home offers ample space for a growing family. The main bathroom is centrally located and boasts a retro standalone bathtub, with a separate toilet for added convenience. Tasteful upgrades and meticulous attention to detail throughout the property create a warm and inviting atmosphere, making it an ideal place to call home. Beyond the main residence, you'll discover a spacious insulated rumpus room with new carpet and a split-system air conditioner, providing versatile space for use as a teenage retreat, playroom or gym. A standout feature of this home is the outdoor entertaining space, featuring a pitched roof pergola – perfect for hosting gatherings and creating lasting memories. This area serves as an oasis of relaxation and enjoyment, overlooking the expansive rear yard adorned with established fruit trees and a sandpit, offering plenty of room for the kids and furry friends to run and play freely. The property also offers ample car storage, including a triple-length carport and two garden sheds, ensuring all your storage needs are met. Additionally, a solar system is in place (requires connection), making it a smart investment choice. This Enfield gem is a rare find that combines modern living, abundant space, and exceptional outdoor amenities. Whether you're seeking a new family home or a sound investment, this property stands as a remarkable opportunity not to be missed. Features that make this home special:- Master bedroom with built-in robes, ceiling fan and external roller shutter - Additional bedroom two and three both complete with built-in robes and external roller shutters- Plantation shutters to all bedrooms and front lounge room- Charming formal lounge with Daiken split-system air-conditioner- Timeless kitchen with quality appliances including Westinghouse gas stove top, Bosch dishwasher and double sink - Open dining and family room with LG split-system air-conditioning and seamless floor to rear - Main bathroom complete with standalone bath and shower, plus separate W/C - Ducted evaporative AC throughout- Separate laundry with floor to ceiling linen press- Large outdoor entertaining space with pitched roof pergola - Freshly painted detached rumpus room that is fully insulated and powered with Mitsubishi split system AC, lighting and new carpets - Large rear yard with established fruit trees and sand pit - Triple length carport with room for up to three vehicles - Extended driveway for additional off street car parking Additional features: - Solar electrical system (requires connection) - LED downlights - Plantation shutters throughout - 2x garden sheds for additional storage Located in sought after suburb of Enfield, within close distance to North Park and Sefton Park shopping centers plus Main North Road which will take you into the CBD within 8.9km (approximately). Schooling options include Saint Paul Lutheran School, Enfield Primary School, Prospect North Primary School, Roma Mitchell Secondary College as well as OLSH College and St Gabriel's School. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174