

**25 Champagne Crescent, Woodcroft, SA 5162**

**Raine&Horne.**

**Sold House**

Saturday, 12 August 2023

25 Champagne Crescent, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 299 m2**

**Type: House**



Jennifer Drabic  
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## Contact agent

\*\*\* Offers Closing Tuesday 8th August at 12 noon \*\*\* This appealing 3-bedroom, 1-bathroom villa home has been in the same family for around 28 years & is the perfect place to call home. Situated on an attractive, easy-care, flat allotment, this property offers a very comfortable and convenient lifestyle. There are three bedrooms, two rooms feature mirrored built-in robes, providing plenty of storage for your belongings. The heritage-style bathroom is a two-way design, offering easy access from the main bedroom and the hallway. Additionally, the property boasts a separate toilet & laundry for added convenience. Toward the back of the home, you'll be greeted by an open-plan living/dining & kitchen area that is perfect for entertaining guests or relaxing with family. The kitchen is equipped with a gas stove, ample storage & bench space, making meal preparation a breeze. A beautiful 'wall of windows' spans across the back making the most of the sunny, North facing rear aspect. Step outside and discover the pretty & fully fenced backyard, perfect for pottering in the garden & with a manageable lawn area for children or pets to play safely. The shaded, outdoor entertaining area is ideal for hosting small gatherings or simply enjoying a quiet afternoon yourself. Additional features of this property include reverse cycle and split system air conditioning, a roller shutter to the kitchen window, security screen doors, safety handrails & steps, and a small shed for extra storage. The carport space provides secure parking for one vehicle as well as room for another one on the driveway. With excellent neighbours & very conveniently located, this property is within walking distance of the Woodcroft Plaza, schools, bus stops & a peaceful park ensuring all your daily needs are just a short stroll away. Don't miss the opportunity to make this property your own. With a price guide of \$495,000 - \$545,000, it offers exceptional value in this highly sought-after suburb. Absolutely ideal as a downsize option, first home, or investment, it is sure to sell quickly!