

25 Dressage Avenue, Woodcroft, SA 5162

HARRIS

House For Sale

Wednesday, 8 May 2024

25 Dressage Avenue, Woodcroft, SA 5162

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1026 m2

Type: House



Sally Jenkins
0418474642



Annabelle Moore
0438828654

\$1.3m

Best offers by Wednesday 22nd May at 12 noon (USP). Calling home the second largest plot in all of sought-after Woodcroft Farm, this boundless ode to the Federation Villa casts a footprint so wide that it captures Adelaide's southern foothills, plains and ocean beyond to create a backdrop like no other to its pool, pavilion, bar and the countless special moments it creates. The current owners have been collecting memories in this solar-powered, stone-fronted home for more than 28 years. Their parting gift to you the long list of high-spec, stylish upgrades that make it feel all brand new. With its impressive frontage comes a floorplan of unmatched freedom and flexibility, not to mention garaging and powered shedding that welcomes a fleet of family cars, a caravan and your boat without breaking a sweat. Whether it's the solid timber flooring, ultra-modern monochromatic bathrooms or the stone benchtops, triple ovens and integrated appliances of the near-new Davis and Park kitchen, this solar-powered home does nothing in halves - and looks good, no matter what you're doing. Stock the bar, call your mates, set the pool temp, crank the BBQ and say cheers to a home that watches the setting sun turn to flickering lights - and stands just a pause from the nearby tennis courts, reserves, national parks and wineries that make Woodcroft Farm exactly where you'd rather be. And it gets even better:

- Prized north-western rear orientation with a sweeping view of southern suburbs and coast
- Boundless, wide parcel and four-bedroom floorplan accommodates a large growing family
- Stone-laden Federation-style facade ensures head-turning street presence
- Powerful solar system with 22 panels
- Large pool with solar heating and glass fencing
- Fully renovated and impeccably presented throughout
- Sunken master bedroom with dressing zone and updated ensuite
- A mix of casual and formal living spaces
- Classic ornate ceilings
- Ducted R/C throughout
- Double brick dual garage with split r/c, new twin roller doors, remote access and the scope to convert to gym/additional living space
- Three ovens, 900mm induction cooktop and integrated fridge to starring Davis and Park kitchen
- Plantation shutters and custom window furnishings throughout
- Study/4th bedroom
- Fully tiled alfresco pavilion with openable windows and LED down lighting
- Large powered shed with remote entry
- Off-street parking for multiple cars and easy access to reverse a boat, trailer or caravan
- Moments from Geoff Merrill Wines and cellar door
- Close to a range of shopping options and schools

Specifications: CT / 5239/322 Council / Onkaparinga Zoning / HNBuilt / 1991 Land / 1026m² (approx) Council Rates / \$2,355.12pa Emergency Services Levy / \$173.95pa SA Water / \$200.07pa Estimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Woodcroft P.S, Reynella P.S, Reynella South P.S, Pimpala P.S, Reynella East College 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 | 22640