

25 Farr Street, Woodville North, SA 5012



House For Sale

Saturday, 25 November 2023

25 Farr Street, Woodville North, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 760 m2

Type: House



Simon Kent

0488441848

Auction On-Site December 9th 2023 - 10AM

Situated amongst a quiet street located in the ever growing Woodville North, look no further than 25 Farr Street, a classic standing 1950s solid brick home presented on a sizeable allotment, with 3 spacious bedrooms being easy to upkeep with no need to renovate or rebuild. This home is move-in ready as well as a great investment opportunity. Being a short distance from many community centres, St Clair recreational facility, tennis courts, as well as a superb new playground this is the perfect spot for those who enjoy getting out and about whilst enjoying the vast culture and basking in the community spirit. Less than 1kms to Armada Arndale retail precinct with cinema, cafes, and multiple shop fronts for you to indulge in. West Lakes and Tennyson beaches are a short car ride away perfect for those hot summer nights whilst offering scenic views and walking tracks for your leisure. Conveniently positioned close to public transport options and only 10 kilometres (approx.) to the Adelaide CBD. A spacious front yard leading to generous driveway with additional off street parking, A garage/shed also to be found at the rear of the property perfect for storage or to be utilised as a workshop area. The incredible backyard is full of greenery. If you love gardening this space is going to be perfect for you having multiple flower beds located on the outskirts of the yard, leaving room for you to plant and grow whatever you may desire. A huge paved area well suited for entertaining and being plenty of space to move around. The inside of the property boasts 3 large bedrooms, spacious living room with split air conditioning, leading onto the open space kitchen having ample storage featuring gas cook top, rangehood, and dishwasher. Modern bathroom with shower, vanity and W/C and a spacious laundry area with exterior access and convenient second W/C. Sited on a generous 760sqm (approx.) the large level allotment offers ample space for any future extension/development, subdivision potential or outdoor living improvement. (subject to consents) Features include:- Light filled primary bedroom with outlook views and ceiling fan- Bedrooms two and three of good size, with built-in robe and ceiling fan- Modern kitchen with stone bench-tops, tile splash back with contemporary design cabinetry, gas cooktop, electric oven, dishwasher and ample bench space- Generous living and family area with heating- Sparkling bathroom with shower, finished with vanity, large mirror and W/C- Convenient laundry room with rear access- Double garage plus additional off-street parking- Reverse cycle heating & cooling- Instant Gas Hot Water service- Neutral colour tones throughout- Easy care hybrid flooring- Established front and rear gardens with fruit trees- Wide rear verandah for outdoor living- Large backyard with plenty of space for the kids to explore or pets to run around- Land size 760m² (approx.) Awaiting the perfect purchaser to make this house their home, an enviable sized block that doesn't present all that often in today's market, whilst being in the highly sought after suburb of Woodville North. This home presents a valuable opportunity for both homebuyers and investors... Welcome to 25 Farr Street Woodville North! Specifications: Council: City of Charles Sturt Built: 1956 Council Rates: \$1,252.95 (approx.) SA Water Rates: \$354.30 (approx.) ES Levy: \$142.20 (approx.) Rental Potential: \$490 - \$530 per week (approx.) Allotment of 760m² (approx.) Speak to Ray White West Torrens Property Management about managing this property! Auction: Saturday 9th December 2023 at 10:00AM (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Simon Kent on 0488 441 848