

**27 Lawton Crescent, Woodville West, SA 5011**



**Townhouse For Sale**

Sunday, 31 December 2023

27 Lawton Crescent, Woodville West, SA 5011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$630,000 - \$670,000**

Positioned adjacent to the vibrant Woodville West Reserve, with its inviting playground, soccer oval and community garden, this sleek 2016-built two-storey residence is a fusion of modern living with the joy of outdoor recreation right at your doorstep. Whilst being perfectly positioned between the city and the sea, this bright and modern home is ready for you to simply unpack and enjoy whether you're a first-time buyer, a young family or savvy investor. Living stretches over two light-filled levels with three bedrooms, bathroom and plenty of living space for those who love to entertain. Upon entering through its inviting façade, a large sunlit living space, adorned with floorboards spans into a seamless space. Adjoining the living area, the kitchen, equipped with a 600mm gas cooktop and electric oven, dishwasher and practical bench space, beckons you to culinary creativity. Effortlessly stylish, it stands ready to serve both intimate dinners and grand celebrations. The bottom level, also features a second toilet downstairs for your convenience. The laundry is also neatly tucked away and offers space for a washer and dryer. Flowing to the rear yard is a paved yard space, free from maintenance and the garage features a drive thru roller door that offers additional off street carparking. To the upper level you'll find 3 bedrooms all features built-in robes for your convenience. Whilst the master bedroom offers a sleek balcony which spans almost the entire width of the room - The perfect private space. A bathroom tiled to the ceiling, housing a shower, bath, toilet and single vanity, adds a touch of minimalist luxury. Enhanced by ducted heating and cooling, down-lights throughout and situated right next to a recreational haven, this home is more than just a residence; it's a lifestyle. Additional features include:

- Torrens Titled
- Prime location, discover a cruisy drive up Port Road and straight into the city and an abundance of beaches less than 10 minutes away (approx)
- Windows in abundance allowing natural light to bounce through the interior with sheer and block out blinds
- Motion sensor security alarm
- Plush carpets to the upper levels
- Centrally located between Coles Findon, St Clair and West Lakes shopping minutes away
- Various easily accessible public transport option in the area
- Grange Golf Club, Royal Adelaide Golf Club mere minutes away
- Nearby schools include: Our Lady Queen of Peace School, Sefton Park Primary School, Woodville Primary School, Hendon Primary School, Nazareth Catholic College, Seaton High School, Findon High School, Woodville High School, The Grove Education Centre

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