

# 29A Fifth Avenue, Woodville Gardens, SA 5012

## House For Sale

Monday, 6 November 2023



29A Fifth Avenue, Woodville Gardens, SA 5012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 356 m2**

**Type: House**



Jeremy Marrollo

0435882333



Souli Tsiolis

0404602318

## Best Offer By 5pm Nov 29th (USP)

Jeremy Marrollo and Souli Tsiolis of National of National Realty Port Adelaide are pleased to present this modern 2021 built wonder. Located in the heart of Woodville Gardens this home is currently tenanted at \$600 per week until the 7th of April 2024, making this home perfectly tailored to family's and investors alike who are seeking a low maintenance lifestyle opportunity. With its desirable location, being perfectly situated between the city and sea and facing Hason Reserve, take advantage of the low maintenance lifestyle this home has to offer whilst being moments from an abundance of local schooling, shopping and more! Upon arrival, be welcomed by your secure and electric front fence and driveway, alongside single garage. Stepping inside, be welcomed by sanctuary and master bedroom situated at the front of the home boasting walk in wardrobe and modern ensuite bathroom showcasing quality finishes. Leading down the hallway, you are presented by Bedrooms 2 and 3, equipped with built in robes and are perfectly located between your main bathroom offering both separate bath and shower. The heart of the home can be found at the rear, where you are greeted with an elegant and modern kitchen showcasing laminate benchtop, and stainless-steel appliances, including dishwasher and gas cooktop which overlooks your open plan living and dining area. Outside you will find your low maintenance backyard, alongside your outdoor alfresco area which is perfect for those summer night BBQ's with family and friends. With an endless list of features to love, some key areas to take note of include: - Modern kitchen with laminate benchtops, dishwasher and gas cooktop - Open Plan Living Area - Inviting Outdoor Alfresco Entertaining Area - Main Bathroom with separate bath and shower - Master bedroom with ensuite and walk in robe - Bedroom 2 and 3 with built in robes - Ducted heating and cooling throughout - Electric Garage - Electric Gate - Internal Laundry - Low maintenance backyard with fake grass. With a location and lifestyle to love, contact Jeremy Marrollo on 0435 882 333 or Souli Tsiolis on 0404 602 318 333 today for more information on this excellent opportunity. Specifications: CT: 6237/765 Council: City of Port Adelaide Enfield Built: 2021 Land: 356m<sup>2</sup> Council Rates: \$296.00 PQSA Water Sewerage: \$89.24 PQ