

3/731-733 Port Road, Woodville, SA 5011



Townhouse For Sale

Thursday, 14 March 2024

3/731-733 Port Road, Woodville, SA 5011

Bedrooms: 3

Bathrooms: 2

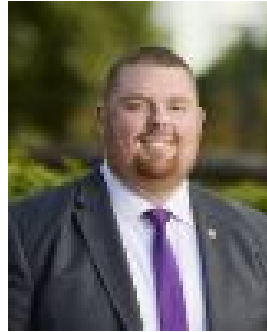
Parkings: 2

Area: 108 m2

Type: Townhouse



Peter Li
0415413250



Daniel Seach
0423598964

Best Offers By Tuesday 27th March 6:00PM (USP)

Positioned centrally this stylish townhouse, boasting contemporary design and flooded with natural light, stands as a coveted residence within its low-maintenance complex. The ground floor presents two generously sized bedrooms, one featuring a built-in robe, alongside a spacious bathroom equipped with a full-size bath, shower, and vanity. Additionally, there's a charming courtyard to enjoy. Upstairs, the open-plan living space is flooded with natural light, featuring sleek floating floors and seamless access to the outdoor tiled entertaining area. The kitchen is fully equipped with stainless steel appliances, including a dishwasher, and offers generous cupboard and bench space. The master bedroom features a built-in robe and ensuite and outlooks the outdoor entertaining area. Ideally located in close proximity to the QEH, public transportation, Arndale Shopping Centre, as well as various dining options and cafes. Moreover, it's just a 10-minute drive to the CBD and a mere 15-minute drive to the beach.

- Open-plan living, dining, and kitchen area featuring sleek floating floors
- Contemporary kitchen with stainless steel appliances & plenty of cupboard space
- Spacious master bedroom complete with a built-in robe and ensuite with access through to the outdoor entertaining area
- Bedroom two offers a built-in robe and access to the courtyard
- Main bathroom boasting a large bath and shower
- Additional convenience of a bathroom on both levels
- Dedicated laundry area
- Cozy upstairs study nook
- Enjoy the paved courtyard with a rainwater tank, accessible from the garage
- Stay comfortable year-round with ducted reverse cycle air conditioning
- Within walking distance to QEH, shopping & public transport
- Added security features include automatic gates, an automatic garage and an extra carport

Other Information: Title: Community Title Council: City of Charles Sturt Zoning: Suburban Business Build: c2011 Land: 102m² Council rates: \$1,239.00 per annum SA Water: \$153.70 per quarter Emergency Services Levy: \$122.55 per annum Community Manager: Adcorp Body Corporate Community Rates: \$217.25 per quarter Rental Assessment: \$560 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.