

**30 Nairne Road, Woodside, SA 5244**



**House For Sale**

Wednesday, 22 November 2023

30 Nairne Road, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1102 m2**

**Type: House**



Damon Brohier  
0422856686



Jordan Kuchel  
0448848242

**\$700,000 - \$770,000**

Best Offers By 5pm on Wednesday the 6th of December 2023 (Unless Sold Prior) Showcasing an abundance of appeal, creativity, and originality, this is something highly sought-after yet rarely found. Situated in an ultra-convenient position occupying a private 1,102m<sup>2</sup> parcel of land, with only one neighbouring property, and reserve surroundings. This 4-bedroom double brick home has been carefully crafted with exceptional attention to detail by the innovative owners of over 7 years. The well thought out updates throughout have created a peaceful space for all year round pleasure and relaxation while preserving its original charm. Set behind an established garden creating a shield of privacy from the road, you're greeted by the admirable white rendered façade with lime washed stone, substantial room for vehicles, caravan, boats or trailers with a large carport. The home consists of the original 1950's build and a 1960's extension featuring 4 large bedrooms, contemporary bathrooms, intriguing venetian plastering, summer and winter lounge configurations and a character-filled kitchen with plenty of bench and pantry space. Stepping outside onto the verandah, the private open outside area is equipped with many seating and entertaining spaces including feature bars, herb garden, fruit trees, and access into the reserve behind the property. An added bonus is the separate studio or rumpus room ideal for an office space, music room, gym, or additional retreat, all overlooking a great size lawn and established gardens. Whether you're looking for your first home, upsizing, downsizing or simply after a change of lifestyle, this home offers a brilliant opportunity to break into the ever-popular Woodside community. An inspection is the only way to appreciate the complete package on offer. Internal features include: • Separate entrances • Original timber flooring • Large linen storage • Extensive lounge room • Light filled combined dining and lounge room with a feature ceiling • Slow combustion heater • Ducted heating and cooling reverse cycle air conditioning • 2 x split system air conditioners • Open, character filled kitchen with luxury vinyl flooring • Ceiling fan, A/C, Dishwasher, island bench and large pantry • New raised oven and grill • 6 x burner gas stove with a 900mm oven and grill • High ceilings with period feature cornices • Mudroom • Upgraded bathroom with a bathtub, shower and separate toilet • Large bedrooms with a ceiling fan to the main bedroom • Bedroom 4, ideal for teenagers/parents retreat with a built in study nook, storage and separate access • En-suite with floor to ceiling tiles, black fixtures and large shower • Laundry with Caesarstone bench-top, venetian plaster and plenty of storage space External features include: • Slate porch • Large carport • Store room • Garden shed • Storage under rainwater tank • Studio ideal for a music room, office, gym or retreat • Large verandah • Private, established gardens • Great size lawn • Porch off the 4th bedroom • Gravelled BBQ area overlooking the reserve with magnificent sunsets • Seating area or ideal veggie garden on the right side of the home • Side access through both sides of the property • Plenty of off-street parking for boats, caravan or trailers Conveniently positioned in the popular Hills township of Woodside with maximum privacy yet only around the corner from the main street, offering close proximity to the local primary school, sporting grounds, swimming pool and public transport. This home is surrounded by some of the Adelaide Hills most renowned pubs, cafes, finest wineries, breweries, bakeries, and farmer's markets. You're positioned within 15 minutes of the historic German township of Hahndorf, 20 minutes to Mount Barker and within 40 minutes to the Adelaide CBD. Whether you are looking to retire, start a family, or soak in the lifestyle, this is certainly one that fits the bill.