

31 Thirteenth Avenue, Woodville North, SA 5012



Sold House

Sunday, 13 August 2023

31 Thirteenth Avenue, Woodville North, SA 5012

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 359 m2

Type: House



Thomas Nicholas
0420306972

\$757,500

Situated in the desirable Woodville North, this spacious and well-maintained property offers a wonderful combination of comfort, style, and convenience. With its attractive design, modern features, and ideal location, this home presents an excellent opportunity for those seeking a new chapter in their lives. Upon entering this stunning home, you'll be greeted by a warm and inviting ambiance. The floorplan is extremely functional, comprising of an open-plan living and dining area bathed in natural lighting, stylish kitchen boasting sleek cabinetry and high-quality appliances, two generously sized bedrooms featuring built-in wardrobes ensuring ample storage space for personal belongings, and a master bedroom with a walk-in wardrobe and ensuite. Step outside to discover the expansive backyard, perfect for outdoor activities, and family gatherings. The outdoor entertaining area provides an ideal space for hosting barbecues and alfresco dining. Key Features:- Master Bedrooms with a walk-in wardrobe, and ensuite comprising of single vanity, shower, and toilet. - Two generously sized bedrooms both featuring built-in wardrobes. - Second living area that can be utilised as a fourth bedroom- Open plan living and dining area seamlessly connected to the kitchen. - Stylish modern kitchen boasts sleek cabinetry, ample storage, and high-quality appliances, making it a haven for any cooking enthusiast- Centralised bathroom with a single vanity, bath, shower and toilet. - Adjacent to the central bathroom is a separate laundry with additional cabinetry and sink. - Expansive outdoor entertaining area - Ducted reverse cycle air-conditioning- Close proximity to schools, parks, and shopping precincts Situated in the sought-after suburb of Woodville North, this property enjoys a convenient and family-friendly location. It is within close proximity to a range of amenities, including reputable schools, parks, public transportation options, and major shopping precincts. The nearby Woodville Golf Course offers an excellent recreational outlet for golf enthusiasts, while the picturesque parks and playgrounds provide endless opportunities for outdoor leisure. Land Size / 359m² Year Built / 2021 Council / City of Charles Sturt Council Rates / \$336.72 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416