

# 32 Woodland Road, Mitchell Park, SA 5043

Smallacombe

## Sold House

Thursday, 19 October 2023

32 Woodland Road, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Henry Vong  
0423245373

**\$750,000**

~ Auction: Saturday 11th November @ 10:30am (unless sold prior) ~Set back from the road, this solid brick home is set in an utterly convenient location between the city and the sea. This versatile dwelling could bring about an enticing opportunity for a renovation potentially incorporating an extension, new home build, or a development (subject to consents), the choice is yours. Well-cared-for, this abode still shines in many ways, featuring: \* Bespoke period features set amongst a traditional, family-friendly layout \* Separate entry \* Lounge with picture window \* Updated eat-in kitchen with gas cooking \* Ducted evaporative air-conditioning, ducted gas heating + ceiling fans throughout \* 3 bedrooms, Master with BIR \* Original family bathroom with bathtub \* Separate toilet \* Separate laundry \* Huge back yard complete with full-length verandah ~ could be a great starting point for a revitalised entertaining zone \* Plenty of lawn ~ perfect for kids and pets ~ and garden plots \* Rumpus/shed plus garden shed and garage providing loads of storage \* Drive-through off-street parking ~ ideal for families with additional vehicles etc. \* Rainwater tanks \* Set on a 700sqm (approx.) block A short stroll from Tonsley Train Station and just moments from several bus stops for easy commuting. Flinders University, Flinders Hospital and both South Road and the Southern Expressway are all just minutes away. Major shops, including Westfield Marion, plus schools and childcare, are all a breeze to access. At less than 12km to the CBD, and approximately 10 minutes to scenic Brighton Beach, this is a superb all-rounder location! Don't miss out on this special opportunity. Contact Henry Vong today. Council: City of Marion Council Rates: \$1,720.28 per annum SA Water: \$173.98 per quarter ESL: \$104.30 per annum Land Size: 700sqm (approx.) Year Built: 1961 Zoning: General Neighbourhood