

# 36 Jutland Parade, Woodcroft, SA, 5162

## Sold House

Wednesday, 21 June 2023



36 Jutland Parade, Woodcroft, SA, 5162

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sean Muxlow  
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Joshua Liebich

## Spacious Family Home With All The Extras

This immaculately presented federation-style home in the Woodcroft Farm will surprise and delight you. With five bedrooms, three living areas and an all-weather alfresco entertaining area, this is an entertainer's delight!

At the heart of the home are the open-plan kitchen, casual dining and rumpus room. Sliding doors lead to the alfresco entertaining area creating a seamless indoor-outdoor living space for all seasons. In addition, there is a comfortable and cosy family room with a gas fireplace, perfect for relaxing with the family at the end of the day.

The impressively spacious kitchen will impress any budding master chef with an induction cooktop, walk-in pantry, leadlight glass cabinets and handy access from the garage. When it's time to entertain, there is a formal lounge and dining room at the front of the house.

There are five spacious bedrooms plus a light-filled office. The master bedroom boasts a walk-in robe and an ensuite.

Outside, tucked behind the lovely landscaped gardens, you will find a large garage and studio fitted out with ceiling fans, quality lighting and cables for two wall-mounted TVs. It is the perfect teenager's retreat.

This delightful home is close to everything you need, with schools, shops, parks and public transport within easy reach.

This brilliant property has been recognised by the Centre of Liveability (endorsed by the CSIRO) to have features that make it healthy, comfortable, efficient and connected to the community and offer the opportunity to reduce running costs significantly if utilised correctly by the occupant.

These include cross ventilation, the ability to close off rooms, shading and sun control, energy-efficient LED lighting, an efficient hot water system, a 3.6kW solar photovoltaic system, water efficiency devices, as well as a vibrant community living experience close by.

Things we love:

Spacious federation-style home

Three living spaces

Beautiful alfresco entertaining area

Five bedrooms plus an office

Master bedroom with walk-in robe and ensuite

939 sqm (approx) corner block with dual access

Secure parking for four vehicles

Detached teenager's retreat

Lovely, landscaped gardens

Close to shops, schools, parks and transport

This impressive property is ready for you to move in and make memories. Call Sean Muxlow today.

Property Specifications:

Title: Volume 5373 Folio 868

Council: City of Onkaparinga

Zoning: Hills Neighbourhood (HN)

Land Size: 939 m2 (approx)

Council Rates: \$2,241.13 pa

ES Levy: \$166.30 pa

SA Water: \$193.09 pq

Nearby Schools: Woodcroft Primary School, Emmaus Catholic School, Woodcroft College, Happy Valley Primary School

Rental Estimate: \$610 - \$630 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

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