

**36 WONOKA STREET, Eden Hills, SA 5050**



**House For Sale**

Saturday, 13 April 2024

36 WONOKA STREET, Eden Hills, SA 5050

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 11**

**Area: 1098 m2**

**Type: House**



Andrew Blachut

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**\$899,000 - \$980,000**

To enquire, please email or call 1300 815 051 and enter code 9637 Airy living spaces inside, all freshly painted in neutral colours, combined with plenty of off street parking for multiple vehicles or a caravan or boat or for all of the above make this home an inviting and versatile property. The large 1,096.00 m<sup>2</sup> block with native gardens and raised garden beds in the rear, all reticulated, combine with the generally flat land, a highly sought after and usable property in this area. Featuring drive-through access to the large 6.2 wide x 7.7 long x 3.0 meter high rear shed with power and a rubber lined cement floor, a raised and retained flat rear access area, this property offers plenty of storage with handy and useful outdoor areas. Your environmental footprint is reduced thanks to solar panels of approx. 6 K/w and battery storage of a whopping 13.5 K/w capacity, combined with a heat pump electric water heater, solar powered skylights and a natural gas powered stove hob with electric oven. Heating and cooling is via a near new ducted reverse cycle system throughout the solid brick home and a combustion fireplace in the main living with under house storage for firewood. Modern styled kitchen with new Bosh dishwasher, walk in pantry, plenty of storage space and large windows looking out to the rear yard. Tasmanian Oak floors line the lounge, dinning, entrance and hallway areas with a neat, clean and tidy appeal. The 3 main bedrooms include built in robes with the option of easily converting the rear north facing sunroom into a forth bedroom as well as a fifth to the rear living area with a simple dividing partition. To enquire, please email or call 1300 815 051 and enter code 9637