

**37 Woodlands Road, Elizabeth Downs, SA 5113**

ALL ADELAIDE

**House For Sale**

Wednesday, 17 January 2024

37 Woodlands Road, Elizabeth Downs, SA 5113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 378 m2**

**Type: House**



Deep Solanki  
0426697852

## **Auction On site: Saturday 3rd February at 4:30pm**

Only recently constructed and now ready to move in and enjoy, this delightful brand-new home offers 3 bedrooms plus study and open plan living, all nestled on a generous family sized block where there is plenty of room for the kids to play, ample space for those who enjoy the garden and a little more for your recreational vehicle parking. Sleek vinyl flooring, fresh neutral tones and ample natural light create a refreshing interior decor with a comfortable contemporary ambience. Relax and enjoy the ambient natural light in a generous combined living/dining room where a quality appointed kitchen overlooks. Cook in contemporary comfort with modern amenities including stone look bench tops, stainless steel appliances, double sink, and wide breakfast bar. All 3 bedrooms offer fresh quality carpets and robe amenities. The master bedroom features a walk-in robe and bright ensuite bathroom. Bedrooms 2 and 3 both offer built-in robes. A 4th bedroom or study adjacent the entrance provides that valuable 2nd living space. A double garage with auto roller doors will securely accommodate the family cars, while ducted reverse cycle air-conditioning ensures your year-round comfort. There's plenty of space for additional parking with the wide allotment providing ample room for caravans or boats, while a large lawn covered backyard offers a great space for the kids to play. A rare opportunity indeed on a generous allotment, this one will appeal to both homebuyers and investors alike. Briefly: \* Brand-new home on generous family sized allotment \* 3 spacious bedrooms plus study or 4th bedroom \* Sleek vinyl flooring, fresh neutral tones and ambient natural light \* Open plan living/dining room with kitchen overlooking \* Kitchen features stone look bench tops, stainless steel appliances, double sink, wide breakfast bar and provision for future dishwasher \* Main bedroom with walk-in robe and ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Handy study/bedroom 4 adjacent the entrance \* Bright main bathroom with separate bath and shower \* Clever walk-through laundry with exterior access \* Double garage with auto roller doors \* Generous lawn covered rear yard with ample room for future alfresco improvements (STCC) \* Generous side garden area/recreational vehicle parking \* Ducted reverse cycle air-conditioning \* Audio-visual doorbell \* Fabulous opportunity for both homebuyers and investors Perfectly located within easy reach of all resources. Public transport is a short walk to Campbell Road. Local sporting and community spaces include Aranga Park with football, netball, rugby, soccer and plenty of community open areas for your exercise and recreation. The Munno Para Soccer Club and the Smith Creek Reserve are both within walking distance. Munno Para Shopping Centre will provide quality consumer amenities, while the local IGA takes care of your daily requirements. Choose from local quality unzoned primary schools include in South Downs Primary, Elizabeth Downs Primary, Elizabeth Park and Elizabeth North Primary Schools. Quality secondary education can be found at the zoned Playford International College. Outstanding private education is nearby at Trinity College Blakeview, Catherine McAuley School, Hope Christian College, Thomas More School, Mark Oliphant College and St Colombia College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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 and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.