

**38 Investigator Drive, Woodcroft, SA 5162**



**Sold House**

Wednesday, 23 August 2023

38 Investigator Drive, Woodcroft, SA 5162

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 600 m<sup>2</sup>

Type: House

## Contact agent

Presenting a stunning four-bedroom family home that exudes charm and comfort. The spacious master bedroom boasts a bay window, an ensuite, and a convenient walk-in robe. Step into the inviting formal lounge, adorned with plush carpeting, creating a cozy atmosphere. The heart of the home is the centralized kitchen, complete with a dishwasher, gas cooktop, filtered water system, a high breakfast bar, and a convenient walk-in pantry. Overlooking this culinary haven is a generous living room featuring slate flooring, a ceiling fan, and ample sunlight streaming through the large windows. Adjacent to the kitchen is a welcoming dining room, perfect for shared meals and gatherings. The three-way bathroom offers practicality with a separate vanity/powder room, while a dedicated laundry and additional storage add functionality to the layout. Stay comfortable year-round with ducted evaporative cooling and ducted gas heating systems. Outdoor living is a delight with a substantial 'L' shaped pitched entertaining area, gracing a paved patio. This inviting space is ideal for hosting family get-togethers and delightful barbecues with friends. The neat and flat lawn provides a perfect backdrop, complimented by a shed with a roller door and a double carport featuring dual roller doors and convenient drive-through access. The front yard is beautifully landscaped, enhancing the home's curb appeal. There is additional off street parking in the front yard. Embracing energy efficiency, the property features a huge 5kw, 25-panel solar system, contributing to reduced energy costs. This home harmoniously combines practicality, aesthetics, and comfort, offering a truly wonderful living experience for you and your family. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182 Magain Real Estate: Woodcroft