

**39 Thirteenth Avenue, Woodville North, SA 5012**



**House For Sale**

Friday, 17 November 2023

39 Thirteenth Avenue, Woodville North, SA 5012

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Liz Miles

0421069735

## **Auction Sun 3rd Dec 10:30am Onsite USP**

Situated in this desirable suburb, only moments from Sparrow Reserve & playground, the bus stop and a myriad of local shops and eateries. With its attractive design and modern features this affordable home it is sure to impress. Features you will love: Main bedroom with walk in robe, ensuite and balcony access Bedrooms 2 & 3 both offer built in robes Main bathroom with double shower Kitchen with stone benchtops, gas cooking, dishwasher and breakfast bar Full size downstairs bathroom Open plan living leading out onto the spacious rear yard Separate laundry Zoned, ducted air conditioning Large double garage with drive through access to the rear Large pergola for outdoor entertaining Manicured gardens Garden shed A great entry level opportunity for buyers looking in this ever popular area. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.\*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043