

**4 Caledonia Avenue, Woodside, SA 5244**



**House For Sale**

Friday, 31 May 2024

4 Caledonia Avenue, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 855 m2**

**Type: House**



Johnny Zehle  
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## Best Offers by 11th June 2024 (unless sold prior)

Why wait to build? This near-new 2023 built home epitomises modern family living, offering an ideal blend of space, style, and functionality. From the moment you walk in, you'll feel right at home. With four generously sized bedrooms, this property provides ample room and comfort for the entire family. Two living spaces, including a lounge at the front of the house, offers the perfect spot for a quiet retreat. The main bedroom positioned away from the main living area provides a private sanctuary and features an ensuite and a spacious walk-in robe. The heart of the home is its open-plan living and kitchen area, designed to facilitate a seamless flow for daily activities and interactions. The kitchen is equipped with modern appliances and a walk-in pantry, providing plenty of storage space. The living area extends to an outdoor under main roof entertaining space, which flows onto the large grass area and fully fenced, low-maintenance backyard. The double garage provides convenient access to the backyard, through a roller door. The backyard offers ample room behind gates to accommodate a boat or caravan, or the potential to extend the undercover entertaining area. With ducted heating and cooling throughout, this property ensures year-round comfort. This home combines modern conveniences with thoughtful design, making it a superb choice for a comfortable and stylish family living environment. Features you'll love • Light-filled open plan kitchen, living and dining room • Additional lounge room to front of house • Modern kitchen with walk-in pantry, 5 burner gas cooktop, electric oven and Bosch dishwasher • Master bedroom with walk-in and ensuite • Bedrooms 2, 3 and 4 are generously sized with built-in robes • Well-appointed main bathroom with bathtub, shower and separate toilet • Reverse cycle, zoned ducted heating & cooling • Practical laundry with linen storage and external access • Blockout blinds throughout • 2.7m ceilings • Exceptional all-seasons under main roof outdoor entertaining area • Low maintenance, fenced, flat backyard with grass area • Double garage with auto roller door and roller door at rear providing access to backyard • Large driveway with gates providing easy access to rear yard + additional off-street parking, ideal for caravan or boat • Landscaped gardens • 4 x 6.2m shed • 2023-built home on large 855sqm allotment Situated in the Crest at Woodside, offering a picturesque residential lifestyle in a park-like setting. You'll be delighted by the many, excellent amenities nearby including, Klose's Foodland, doctors, cafés, primary school and kindergarten, the Amy Gillet Bike Path and a swimming pool. You are also at the doorstep of some of Adelaide Hills' best wineries and cellar doors and just 40 minutes from the Adelaide CBD. With its thoughtful design and prime location in the Crest, this property eagerly awaits its new owners to embrace the idyllic lifestyle in this vibrant hills community.