

# 4 Leichardt Street, Woodcroft, SA 5162



## House For Sale

Monday, 22 January 2024

4 Leichardt Street, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 563 m2**

**Type: House**



Travis Denham



Michelle Draper  
0420278550

**\$639k - \$689k**

Travis Denham and Michelle Draper proudly present to the market this delightful family home located at 4 Leichardt Street, Woodcroft. Positioned within close proximity to local amenities such as shops, schools and parks, this immaculately presented three-bedroom residence is sure to appeal to a wide variety of buyers. Offering a highly versatile floor plan showcasing lovely living areas not to mention the generous outdoor entertainment area, this property truly has it all! Entering the home, on your left you will find the cosy living and dining area that offers plenty of space for you and your guests to enjoy or to simply cuddle up by the cosy combustion heater during those colder months. Moving through the home, you will find the fully functional kitchen and family room. The master chef of the home will enjoy the ample cabinetry space and large bench tops for food preparation or casual meals as well as the quality appliances including a four-burner gas cooktop, a dishwasher and an integrated oven. You will then find the second living area/sunroom that features large picture windows filling the room with an abundance of natural lighting - it is the perfect place to relax at the end of a long day! Completing the home are three quality bedrooms that all include practical built-in robes, for your storage convenience. The master bedroom is equipped with a ceiling fan and ensuite that includes floor-to-ceiling tiles, a large vanity and a walk-in shower. The layout of this floor plan is exceptionally functional with bedrooms, two and three both within close proximity to the home's updated main bathroom and laundry. The bathroom consists of a toilet, vanity and walk-in shower. In case you weren't already impressed by the interior of the home, you'll be sure to love what's outside. The front of the home presents beautifully showcasing a perfectly manicured front garden, featuring a stunning array of plants and shrubbery. For safe storage of your vehicle, there is a single lock-up garage as well as plenty of additional driveway space for a boat or caravan. To the rear of the home, you are treated to a lovely outdoor entertainment area where you can host family and friends all year round, regardless of the weather. For the aspiring 'Green Thumb' there is a large shed for storage of tools and equipment. What really tops off this beautiful home must be the location! With numerous schools all within a close proximity such as Woodcroft Primary School, Emmaus Catholic School, Sunrise Christian School, Prescott College Southern and Woodcroft College. Not to mention the home being only a short drive away from Woodcroft Plaza, and Woodcroft Town Centre and having easy access to public transport with the Reynella Bus Interchange and Lonsdale Railway Station not too far away. Only a thirty-minute drive will land you in the Adelaide CBD, via the expressway; it just doesn't get any better than this! 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 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd