

**4 Park Street, Woodville Park, SA 5011**

**HARRIS**

**House For Sale**

Friday, 1 December 2023

4 Park Street, Woodville Park, SA 5011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 454 m2**

**Type: House**



Richard Hayward  
0418825455

**\$675k**

Take a character-laden austerity maisonette and elevate it for 2023, without compromising any character – 4 Park Street South meets a complex brief with zero hesitation. A striking deco facade radiates street appeal, fronting a floorplan optimised for effortless modern living. Centred by bay window, a spacious main bedroom has been upscaled into a blissful retreat, complete with walk-in wardrobe and luxe ensuite, walk-in shower with frameless screen and wide vanity with raised basin delivering a serene space for the morning rush. Two further bedrooms are fully equipped with built-in robes, harmoniously serviced by a family bathroom, high-end freestanding bathtub on hand for sumptuous soaks. A contemporary kitchen is certain to delight passionate entertainers and novice cooks alike, with waterfall timber benchtops, contrast cabinetry, subway tiling and window backsplash creating a sleek home hub. Open plan positioning overlooking the expansive living area makes it effortless to supervise homework while trying out a new recipe or host your guests and loved ones for special occasions, no matter the scale. Vine-wrapped and detached, a rumpus room expands utility further, offering scope for home gym, yoga studio, or epic work-from-home suite with a commute only the length of your backyard. An extensive paved alfresco area is set to be your epicentre for summer entertaining, overlooking lush lawns lined with bamboo for just enough garden to please green-thumbs and the littlest family members without demanding all your downtime spend on upkeep. Seconds away from First Things First coffee for the easiest morning cup on record, with numerous additional amenities are in close reach at Welland and Arndale Shopping Centres. The school run is streamlined with zoning to Woodville Primary and High Schools, as well as numerous private schools in proximity. Only 20 minutes to the CBD, or harness regular public transport from Findon Road for a straightforward commute. The future looks elegant on Park. More to Love: • Character features throughout – decorative mouldings, ornate timberwork, high ceilings, feature glass • Ducted reverse cycle air conditioning throughout, with split system to studio • Single carport and additional off-street parking • Separate laundry with exterior access • Timber-look flooring • Downlighting • Feature wallpaper to lounge • Dual garden sheds • Skylight to bathroom

Specifications: CT / 6209/394 Council / Charles Sturt Zoning / GN Built / 1946 Land / 454m<sup>2</sup> Frontage / 9.73m Council Rates / \$1,406.30pa Emergency Services Levy / \$157.35pa SA Water / \$183.19pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Woodville P.S, Kilkenny P.S, Challa Gardens P.S, Seaton Park P.S, Woodville H.S

Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409