

# 40B Victor Avenue, Woodville West, SA 5011

## House For Sale

Tuesday, 6 February 2024



40B Victor Avenue, Woodville West, SA 5011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

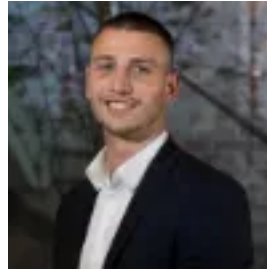
**Area: 120 m2**

**Type: House**



Jeremy Marrollo

0435882333



Petar Losic

0884476741

## **Auction Feb 24th 11:00am On Site (USP)**

Jeremy Marrollo and Petar Losic of National Realty Port Adelaide are pleased to present this modern, welcoming, and move in ready wonder located in the heart of Woodville West. With its desirable location, being perfectly situated between the city and sea, take advantage of the low maintenance lifestyle this home has to offer whilst being moments from Findon and West Lakes Shopping centres, an abundance of local restaurants and cafes, and endless choice of local schools! Stepping inside, your hallway welcomes you with warm, floating floors and freshly painted walls, creating an inviting and sophisticated ambiance from the moment you walk in. Situated at the front of the home is your master bedroom and sanctuary, which features a spacious walk-in robe, and modern ensuite bathroom showcasing quality finishes. Bedrooms 2 and 3, come equipped with built in robes and are perfectly located between your main bathroom which presents both a separate bath and shower. The heart of the home is found at the rear, where you are greeted with an elegant and modern kitchen showcasing ample bench space and cabinetry, which overlooks the expansive open plan living and dining area. Flowing seamlessly from the living room, step outside to your low maintenance backyard, perfect to relax with your morning coffee and sit with the beloved family pet. With an endless list of features to love, some key highlights of this home include:

- Modern kitchen with stainless steel gas cooktop
- Open Plan Living Area
- Main Bathroom with separate bath and shower
- Master bedroom with ensuite and walk in robe
- Bedroom 2 and 3 with walk in robes
- Centrally located powder room for guests and visitors
- Reverse Cycle Ducted Heating and Cooling
- Remote Garage Parking Space

With a lifestyle and location to love, contact Jeremy Marrollo on 0435 882 333 or Petar Losic on 0416 016 134 today for more information on this excellent opportunity to secure your home in Adelaide's ever growing Western Suburbs. CT: 6215/752 Council: City of Charles Sturt Zoning: General Neighbourhood Council Rates: \$315.49 PQ Water Rates: \$81.36 PQ Year Built: 2019