

**43 Equestrian Drive, Woodcroft, SA 5162**

**Raine&Horne.**

**House For Sale**

Monday, 22 April 2024

43 Equestrian Drive, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 945 m2**

**Type: House**



Jennifer Drabic  
0883843888

**\$875,000 - \$925,000**

A gorgeous home in a sought after, prestigious location, this perfectly presented, slate fronted beauty is often admired by passerby's & rightly so! Set adjacent to the estate's original fire track or open/reserve space, this thoroughly updated & beautifully maintained property provides a welcome feeling of space, serenity & privacy. As impressive inside as it appears from the front, this property will appeal to buyers looking for comfort, style & quality & is ready for a new owner to simply move in, unpack & enjoy. Some of the many property features include: 3 bedrooms + study/potential 4th bedroom· Built in or walk in robes to 3 bedrooms· Updated ensuite with heated towel rail· Updated main bathroom & separate toilet· Elegant formal lounge & dining rooms· Quality drapes & chandeliers to formal rooms· Modernised kitchen with loads of storage· Smeg kitchen appliances + pot drawers & pantry· Ducted A/C, split system heat/cool + 2 gas heaters· Casual meals area adjacent to kitchen· Family room with direct access outside· Extensive, floating, laminate floors· Updated laundry with excellent storage space· Very tasteful, neutral décor throughout· LED downlights· 3KW solar system with renewed inverter· Shaded side pergola with raised veggie beds· Huge, pitched roof, pergola with café blinds & fans· Handy servery window from kitchen to pergola· Double width carport with auto roller doors· Extra, open parking bay suitable for boat/trailer· Side access to designated caravan parking spot· Powered garden shed with adjoining 'beer garden'· A glorious 945m<sup>2</sup> (near quarter acre) allotmentIn addition to a long & impressive list of features, the WOW factor of this property must be the simply stunning garden that surrounds this cherished home on all sides. Including a wide selection of ornamentals, flowering plants, clipped topiaries, hedges, evergreens, fruit trees + arguably one of the best tended back lawns in the estate! Well-established & maintained via an automatic sprinkler system, another gardener would certainly relish in this space, but being relatively easy care due to its maturity & infrastructure, a less green thumb buyer could enjoy & manage it too. Absolutely ideal for families, entertainers or retirees downsizing from nearby acreages or larger/two storey properties, especially those with caravans or multiple vehicles, this is an instantly impressive property that has been meticulously maintained by houseproud owners & is positioned in a super special spot. With Tangari Regional Park & it's many trails only a stroll away, any furry members of the family will love it too. An absolute pleasure to offer for sale & guaranteed not to be on the market for long!Buyers Note - due to downsizing sellers, some furniture is also for sale.