

**46 Jacaranda Drive, Woodside, SA 5244**

**ADCOCK**

**House For Sale**

Tuesday, 20 February 2024

46 Jacaranda Drive, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1050 m2**

**Type: House**



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**\$950,000 - \$1,040,000**

It's easy to see what you're in for here - a generous family footprint, an event-ready alfresco, and every reason to call this serene Jacaranda pocket the answer to your paddock-viewing prayers... And if you think the views end at the front door elevation, you're wrong - they simply get better the deeper you go, especially from the home's rear garage/workshop at its gentle back of block rise. Beyond the gated vehicle pad for the caravan and dual garaging for the SUVs, is a spacious, sun-bathed 4-bedroom family gatherer that balances a quartet of formal and casual living and dining zones. But first, is a calming master bedroom that provides more private square metres of ensuite and walk-in robe space than you'd ever expect. Large scale living unfolds leaving views in its wake courtesy of the foyer's feature arc of glass; tiled open plan family living follows the warmth of the combustion fire where the bay-windowed kitchen captures every alfresco move. The practical cook's zone hosts a Bosch dishwasher, 5-burner gas stove and electric oven, with a central prep island and lengthy breakfast bar separating hands-on help from homework. A crisp country palette keeps the wet areas fresh; the family bathroom - upgraded four years ago - is spliced three ways among the carpeted rear kids' wing; bedrooms two and three offer robes, bedroom four adaptable as a home office. Yet no one can deny the comfort and BBQing calibre of an alfresco with ceiling fans, café blinds, hedged privacy, and plumbing to go for hot and cold water... established and terraced grounds are simply the icing on this immaculate 1050sqm\* country allotment. In a glowing community favoured for the Amy Gillett Bikeway, Bird in Hand Winery, OVR fruit stalls, main street shopping, and coffee-serving providores, stay for the goodness of a wholesome home with 'family' etched into its soul... There's more joy to come: Never-ending rural serenity 4 bedrooms | 2 bathrooms | Secure 2-car garage with rear vehicle access Side gate access for the caravan Recently repainted & newly replaced carpets Orion swipe key/fingerprint secure entry 9ft. (2.7m) ceilings Super-sized master ensuite & WIR Formal & casual living & dining spaces Slow combustion fire & split system comfort Ducted vacuuming All-weather outdoor entertaining 5.5m x 6m\* rear garage/workshop with concrete floor Immaculate, easy-care landscape on a 1050sqm\* allotment And much more... \*Measurements approx. Property Information: Title Reference: 5242/210 Zoning: Township Year Built: 1998 Council Rates: \$3,212.00 per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$690 - \$710 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.