

**5/2a Connor Avenue, Woodville South, SA 5011**

**Harcourts** Wine Coast

**House For Sale**

Wednesday, 17 January 2024

5/2a Connor Avenue, Woodville South, SA 5011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



Carly Frost

0883239300

**\$849,000 - \$879,000**

Designed by Medallion Homes and built in 2017, this charming three-bedroom, two-bathroom home is deceptively spacious once you wander beyond the sleek brick and render exterior. Situated in what is commonly known as The Way, this enviable address is only a short drive from the coast, many amenities and Adelaide. Spacious open-plan living and dining features a stylish recessed stone gas fireplace and TV, inviting cosy nights with your loved ones. Unless you're enjoying year-round alfresco dining on your undercover patio with café blinds and aggregate concrete, ceiling fans & a mains gas port where you can fire up the BBQ and entertain in style and comfort. The kitchen at the home's heart certainly inspires culinary magic with high-end appliances, an island bench and plenty of storage, including soft close pull-out drawers & a hydraulic pull down shelf overhead cupboard. In fact, this home has an incredible amount of storage, particularly in the laundry, garage and primary bedroom that has built-in and walk-in robes. The home showcases significant attention to clever organizational storage solutions, with innovative ideas implemented throughout to maximize space efficiency and maintain a tidy, well-arranged living environment. There's absolutely no work required on this home from the low-maintenance garden and a modern interior bound to suit any furnishings. A separate study also creates additional living space, a formal dining room or a home office ideal for those working from home. This house features a Crimsafe Triple Lock security door and a Yale Unity entrance set, ensuring robust protection and state-of-the-art security for residents. With Grange Beach, the Don Klaebe Reserve, the Royal Adelaide Golf Club and Grange Golf Club only a short distance away, this easy-care home presents an enviable lifestyle. Perfect for downsizers, professionals and small families, there is a range of nearby shopping amenities and schools, such as Nazareth Catholic College, Woodville Primary School, Seaton Park Primary School and Our Lady Queen of Peace School to choose from. And with Adelaide less than 20 minutes away, you have a plethora of dining, shopping and culture within your easy reach. Occupying a 372sqm easy-care block, this modern home is the perfect investment for either an owner-occupier or someone looking to build their property portfolio. Please don't hesitate to contact Carly to arrange an inspection today as this won't stay on the market for long. Why You'll Love It • Three bedrooms (with built-in robes), two bathrooms • Spacious open-plan living and dining with a recessed Mezzo 1000 gas fireplace • Chef's kitchen with a stainless-steel Miele dishwasher, Bosch induction stove, oven, dual InSinkErator sinks, glass splashback, an island bench with multiple inbuilt power points, pendant lighting and tonnes of storage including soft close pull-out drawers • Spacious master bedroom with built-in and walk-in robes, ensuite with dual vanities with stone benchtops, toilet and floor-to-ceiling tiles • Separate theatre room/study/fourth bedroom option • Main bathroom with floor-to-ceiling tiles, semi-frameless shower and a double stone vanity • Separate laundry with great storage and external access • Floating timber floors in the living areas, carpet in the bedrooms • Ducted heating and cooling • Double garage with an extraordinary amount of storage and an internal entrance • Alfresco dining under the patio with aggregate concrete, downlights, fan, café blinds & mains gas point • Low-maintenance gardens with artificial lawn and a rainwater tank • 2017 Medallion Homes brick and render construction A Fantastic Location • Nazareth Catholic College (1km, 4 min drive) • Westside Findon Shopping Centre (1.1km, 3 min drive) • Don Klaebe Reserve (1.3km, 2 min drive) • Woodville Primary School (1.4km, 3 min drive) • Seaton Park Primary School (2.1km, 4 min drive) • Our Lady Queen of Peace School (2km, 5 min drive) • Royal Adelaide Golf Club (3km, 4 min drive) • Grange Golf Club (3.8km, 7 min drive) • Grange Beach (5.3km, 9 min drive) • Adelaide (9.8km, 18 min drive) 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 249515)