

# 51 Horseshoe Drive, Woodcroft, SA 5162

NOAKES  
NICKOLAS

## Sold House

Thursday, 23 November 2023

51 Horseshoe Drive, Woodcroft, SA 5162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 883 m2

Type: House



Callan Eames  
0431471470



Matt Brook  
0490677015

**\$870,000**

Perfectly positioned to savour the elevated stance that the roaming 883sqm (approx.) parcel extends, this four-bedroom family home immerses itself in the surrounding treetops and farm life to create a harmonious home base spanning over 382sqm of total living. Behind a sturdy brick façade offering double garaging and further off-street parking in the dual driveway, the impressive footprint is second only to its classic backdrop of gums and greenery. Bringing an immediate sense of home, the sunlit living and dining grant direct access through sliding doors to an impressive outdoor patio that wraps from the side to the rear of the home. From here, the timber-clad kitchen is well-equipped to feed growing children and entertain guests for milestone celebrations with assistance from an induction cooktop, dishwasher and sprawling granite benchtops. Relaxed living and family meals are best enjoyed within the harmonious open plan hub, providing ample space for everyone to come together and even including a bar to craft the perfect night cap after kids' bedtime. Four bedrooms and a three-way bathroom form a separate slumber wing to the right, each featuring built-in robes whilst the master deservedly boasts a walk-in closet, elegant pelmet curtains and ensuite. Kids and their furry friends will love getting out to explore every nook of the split-level gardens, thriving with native flora and surrounded by towering gums that receive special visits from local koalas. Stepping outside your serene family oasis, you are within walking distance to Geoff Merrill Winery, close proximity to quality schooling and public transport as well as every shopping amenity at Woodcroft Town Centre. Even more to love:- Double garage with rear access- Separate bath & toilet- Solar system- Ducted R/C air conditioning- Ceiling fan to master- Thriving, secure rear yard- Zoned for Woodcroft Primary & Reynella East College- Proximity to local shopping amenities, Prescott College, Emmaus Catholic School- Just 15-minutes to beautiful beaches, Westfield Marion, Flinders University & Hospital- Easy access to both the CBD & McLaren Vale via Southern Expressway Land Size: 883sqm Frontage: 23.14m Year Built: 1993 Title: Torrens Council: City of Onkaparinga Council Rates: \$2138.48 PASA Water: \$173.26 PQES Levy: \$157.35 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.