

# 53 Riddoch Crescent, Woodcroft, SA 5162



## House For Sale

Wednesday, 20 March 2024

53 Riddoch Crescent, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 432 m2**

**Type: House**



Rhys Digance  
0404422155



Jason Rudd  
0448681043

## Best Offer By 08/04 (USP)

Best Offer By 8th of April (USP) Situated in the highly desirable pocket of Woodcroft, this spacious and family home offers a wonderful combination of comfort, style, and convenience. With its attractive design, modern features, and ideal location, this low maintenance home presents an excellent opportunity for the growing or established family, first home buyers or the astute investor. The location offers easy access to quality schools as well as public transport and general amenities. Spread over two levels, the home offers an open plan living and dining area bathed in natural light, kitchen with quality appliances, large breakfast bar and ample storage, master suite with built in robe, ceiling fan & split system heating and cooling, plus two additional generously sized bedrooms. Step outside to the undercover outdoor entertaining area flowing seamlessly out to the large, low maintenance yard providing ample room for kids and pets. Key Features:- Open plan kitchen, living and dining area overlooking the rear yard- Functional kitchen complete with gas cooktop, dual sink, breakfast bar and ample storage and bench space- Living area at the front of the property complete with gas heating, flooded with natural light- Master bedroom complete with built in robe, ceiling fan and split system air conditioning - Two additional bedrooms both generous sized- include built in robes and ceiling fans- Central family bathroom complete with bath, shower, vanity & separate toilet- Laundry room with ample storage and separate toilet- Undercover entertaining area flowing to the well manicured, low maintenance garden- Large, grassed area perfect for kids and pets + perhaps the addition of a pool- Secure garage with automatic roller doors- Additional off street parking available- Ducted reverse cycle air conditioning throughout This charming suburb offers an idyllic lifestyle with an abundance of amenities to suit every need. Residents enjoy easy access to the Woodcroft Town Centre, featuring a diverse range of shops, dining options, and essential services. Stay active and engaged at the Woodcroft Community Centre, offering state-of-the-art facilities and community programs. Families will appreciate the proximity to quality schools, childcare options, and beautiful parks for outdoor recreation. With its tranquil surroundings and convenient amenities, Woodcroft presents an unparalleled opportunity for those seeking a vibrant yet peaceful place to call home. Specifications: Year Built / 2000 Land Size / 432 m<sup>2</sup> Council / City of Onkaparinga Council Rates / \$464 PQ 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416