

54 Dorrien Avenue, Woodcroft, SA 5162

Raine&Horne.

Sold House

Saturday, 30 September 2023

54 Dorrien Avenue, Woodcroft, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 450 m2

Type: House

\$676,500

This charming 3-bedroom house is situated in the prestigious Glenloth Estate within Woodcroft, it's the perfect place to call home or add to your investment property portfolio. With 450 sqm of low-maintenance grounds and a total building area of approximately 190 sqm, this property offers plenty of room for everyone with lifestyle living in mind. Constructed in 1998, this well-maintained house features a range of modern amenities. The open floor plan creates a seamless flow between the living room, dining room, and kitchen, making it ideal for entertaining guests or spending quality time with family and friends whilst overlooking both the outdoor all-weather entertaining area and the side lawn for the kids and pets to play. The new kitchen is equipped with a dishwasher and ample storage space, making meal preparation a breeze. What you'll love about your new home:

- Stunning new kitchen with gas cooktop, filter tap & dishwasher
- Open-plan living
- New timber look laminated flooring through all the high-traffic areas
- En-suite access to the main 3 way bathroom with dual toilets and vanities
- Split system heating and cooling to the main living, ducted evaporative cooling as well as ceiling fans
- Huge gabled all-weather pergola with privacy blinds for year-round entertaining
- Rear yard access from the double carport for your boat or van
- Garden shed
- Currently tenanted until March 2024 for \$500 per week so your mortgage is taken care of from the moment settlement occurs

Close to your choice of either public or private schools, childcare centres, shops, and public transport within easy access to the southern expressway for your city work commute in about 35mins or head down south to our beautiful southern beaches and wineries and spend your weekends exploring all that the Fleurieu Peninsula has on offer. Please take note that the styling in the photos is the owner's furniture prior to the home being rented. Be quick not to miss the open as homes in this sought-after location don't stay on the market very long.