

55 Hookings Terrace, Woodville Gardens, SA 5012



Sold Duplex/Semi-detached

Wednesday, 8 November 2023

55 Hookings Terrace, Woodville Gardens, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 512 m2

Type:

Duplex/Semi-detached



John White

0419848305

\$680,000

If you are a 1st buyer on a limited budget, this neat and clean Torrens Title home may be just what you're looking for. On a good-sized block of some 512sqm (approx), the maisonette is in a handy location, overlooking Hanson Reserve and Velodrome – ideal for you to walk your dog. There is also a playground for children to play. The home is close to the buses and shops of Hanson Road and a comfortable walk to Armada Arndale Shopping Centre with its many shops, cafes, banks and other facilities. It is an easy drive to the Woodville Train station and The Parks Recreation and Sports Centre and the St Clair Recreation Centre and playground. The circa 1955 home is neat and has 2 living areas. There is a big modern family/dining room extension, which adds good size to the home, with a split system revers cycle air conditioner for year-round comfort. The original lounge room is at the front of the home and has a gas heater and the 2 living areas offers good flexibility for you and your family. All 3 bedrooms have built in robes and the main bedroom is spacious. The eat-in kitchen has a gas stove and good cupboard space. The light and airy family/dining room overlooks a private good-sized backyard and a fabulous big verandah – ideal for entertaining family and friends outside in the warm months ahead. In addition, there is a big, detached rumpus room in the secure backyard which would be perfect for children or teenagers, a 'man cave' or even a big home office. There's a work shed with concrete floor and power and ample room for power tools, the lawnmower, wheelbarrow etc. In addition, there is a garden shed. The long-enclosed carport features an automatic roller door, and this can easily accommodate 3 cars. The backyard is big enough for children to run and play, or room for a dog. In addition, there is a garden shed. This affordable home is in a handy location and would be ideal for a 1st buyer or an investor. Specifications Title: Torrens Title Year Built: 1955 (approx) Land Size: 512sqm (approx) City of Port Adelaide Enfield Council rates: \$1,038.95pa (approx) ESL: TBCSA Water & Sewer: \$153.70pq (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629