

**6 Evans Street, Woodside, SA 5244**

**ADCOCK**

**House For Sale**

Wednesday, 22 November 2023

6 Evans Street, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2010 m2**

**Type: House**



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## Best Offers by Tues 5th Dec at 11am

In highly sought-after Woodside, you'll discover a spacious, solar-enhanced home nestled on an impressive half-acre featuring completely renovated bathrooms and laundry, ducted a/c, studio retreat, and epic shedding, offering a plethora of possibilities. Spread across a tranquil 2010sqm, with Woodside's Amy Gillett Pathway, Barrister's Block, and main street fair all in walking reach; the home's location, features, and enticing dimensions will tick the boxes for families, tradies, and those downsizing from small acreage. Let's start with the shedding: not only will you benefit from a secure 20m-long carport, but also a substantial 14m x 8m (approx.) three-bay garage with concrete floor and workshop, along with an attached carport and lean-to storage space. Epic. And does the house compare with what's on offer outside; it certainly does. Built in 1993, the home boasts four bedrooms plus study, along with dual spacious and light-filled living areas; and just wait 'til you see the bathrooms..... From the front door entrance, you are met with a wide hallway, and fresh interiors; a bay windowed lounge to the left; and to the right, a master suite with new carpet, ceiling fan, and walk-in robe that leads to the first of two, bathroom upgrades. The remaining three bedrooms and study, form a separate wing of the house and are all in reach of the family bathroom and laundry; in sync with the ensuite with terrazzo tiles, complimented with black accents, large showers and a Kaldewei bath that could be soaked in for hours..... Bliss. Sitting centre stage is the hub of the home; a kitchen with timber cabinetry, dishwasher, and gardens views, ready to take on the largest of families as it manages entertaining the tribe in the expansive open plan living area. And aside from all the obvious upgrades and pure size and flexibility of this home's floor plan; you'll also appreciate the newly installed ducted reverse cycle air conditioning, the combustion fire in the family room, and sliders that lead to a paved outdoor entertaining area and that studio we mentioned: ideal for teens, the 8.84m x 3.71m studio is fully lined, with TV point, and split system air conditioning. Beyond the home's generous scale, stylish new look bathrooms, epic shed space, and teen retreat, you'll find refreshing leisure at every turn: brunch at one of Woodside's many country cafes, lung-filling fresh air at the skate park, tennis courts or Amy Gillett bikeway, local wineries, and a larger slice of country living than you might have thought possible. More to love: 2010sqm of level, fully fenced land 1993 built home with fully renovated bathrooms and laundry. 12 solar panels Secure carport with 2.4m clearance A spacious 14m x 8m fully alarmed shed with three roller doors (2 auto) and a workshop bay Attached carport and covered lean-to storage. Zoned ducted reverse cycle air conditioning throughout Alarm security to the house, studio and shed. Lawn pop-up sprinklers 2 x 3000-gallon rainwater tanks and 1 x 20000-gallon rainwater tank plumbed to the home (with mains switch over) Property Information: Title Reference: 5112/954 Zoning: Township Year Built: 1993 Council Rates: \$3,083.29 per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$TBA per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.