

**6 Fredrick Drive, Woodcroft, SA 5162**



**House For Sale**

Friday, 17 November 2023

6 Fredrick Drive, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 970 m2**

**Type: House**



Zoe Ball Mike Dobbin  
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**\$649k - \$679k**

Welcome to this spacious family home situated on a generous 970sqm block, boasting a functional floor plan designed for comfortable living. The formal lounge and dining room feature carpeted floors and a split system for heating and cooling, ensuring year-round comfort. The kitchen is both stylish and practical, offering overhead glass-fronted cabinets, a high breakfast bar, pantry storage, and a sizable fridge space. Adjacent to the kitchen is a generously sized family room and a second dining area, both equipped with a split system and large glass doors that open out to the expansive entertaining area. Additionally, there's an in-built bar that could easily serve as a convenient study nook. The three bedrooms are thoughtfully appointed with ceiling fans, while the master and bedroom two come complete with built-in robes. The master bedroom offers ensuite access to the spacious two-way bathroom, which features a separate toilet, vanity, and linen storage cupboards. The hallway leads to a well-equipped laundry with added storage. Step outside to discover a large undercover entertaining area with a pitched gable roof, providing ample space for summer gatherings with friends and family. This outdoor space is surrounded by raised timber garden beds, ferns, and low-maintenance Agapanthus. Towards the rear of the extensive 970sqm block, a large lawn area awaits for children to play, complemented by an established garden of shrubs and trees for added screening and privacy. Parking is made easy with a lockup carport for secure parking and convenient drive-through access to a spacious double garage featuring a panel lift door - perfect for car enthusiasts or those in need of a home workshop. A garden shed adds extra storage space. The neat front gardens and lawn contribute to the overall curb appeal of this fantastic home. Located in the popular suburb of Woodcroft, this residence is conveniently close to shops, the Woodcroft Hotel, and Woodcroft College, making it an ideal choice for families seeking a comfortable and well-connected living space. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Woodcroft RLA | 222182