

68 Hookings Terrace, Woodville Gardens, SA 5012



House For Sale

Thursday, 14 March 2024

68 Hookings Terrace, Woodville Gardens, SA 5012

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 710 m2

Type: House



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Auction On-Site Saturday 6th April at 4:45pm

In the heart of the vibrant Woodville Gardens, find your sanctuary within the walls of this charming 1960s home, perfectly positioned on a generous 710sqm allotment (approx), a standard of spaciousness expected in this inviting suburb. This delightful residence balances its classic origins with thoughtful updates, offering four bedrooms that cater effortlessly to family life. Each bedroom is equipped with built-in wardrobes, while bedrooms one and two enjoy the modern convenience of reverse split cycle air conditioners. Central to the home lies the renovated main bathroom adorned with floor-to-ceiling marble-look tiles. The strategic floor plan continues with a separate toilet located adjacent to the laundry at the rear of the house, ensuring functionality and flow. The heart of the house is where the dining room and kitchen unite. Here, the air conditioning unit ensures a pleasant dining experience while overlooking the culinary space, with ample bench space and cabinetry and a standalone gas stove/oven. Step outside to a paved backyard, a canvas of potential, with a variety of established fruit tree. Whether you're envisioning lavish landscaping or a simple, serene garden, the space is yours to transform. As a unique addition to this property, a modern, newly built granny flat stands proudly at the rear, presenting a self-contained, council-approved dwelling that extends the home's versatility. This modern annex provides:

- Two bedrooms, each featuring their own split system air conditioning for personalized comfort, with built-in wardrobes adding practicality to bedroom one
- Robust industrial-grade insulation ensuring a temperate living environment all year round
- A kitchen adorned with hardwood-looking tiles, ample cupboard space, and sliding door access to encapsulate the ease of modern and private living
- Top-of-the-range Chef stove and oven, paired with an adjacent dining room for cozy meal times
- Downlights throughout the flat cast a contemporary glow over every corner.
- A fresh bathroom equipped with a large shower, toilet and vanity

This Woodville Gardens home, complete with its self-contained extension, is a multi-faceted opportunity waiting for a new life to unfold within its walls. Ready for immediate enjoyment yet brimming with potential, this property is a rare find in a suburb known for its community spirit and excellent proximity to beaches and ease of access to the CBD. Additional Features:

- Sheer curtains on various windows
- Potential for fresh landscaping in the front yard
- Full secure, with gated access for pedestrians and vehicles
- Sprawling backyard offering promise and potential

Armada Arndale, Woodville Train Station, bus stops, Snap 24/7 Fitness, Woodville Hotel, Woodville Pharmacy, Queen Elizabeth Hospital, St Clair Oval and Shopping Centre all within close proximity

- Nearby schools include: Woodville High School, Woodville Primary School, St Patrick's School, Our Lady Queen of Peace School, Challa Gardens Primary School, Whitefriars School and Mount Carmel Primary and Secondary campuses

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.