

**7 Albion Street, Woodville Gardens, SA 5012**

**Professionals**

**House For Sale**

Friday, 3 May 2024

7 Albion Street, Woodville Gardens, SA 5012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 475 m2**

**Type: House**



Vince Tripodi  
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## CONTACT AGENT

Discover the allure of this stylish maisonette, expertly presented by Vince Tripodi from Professionals Elizabeth. Offering a prime opportunity for first-time buyers, savvy investors, downsizers, busy professionals, or anyone seeking a centrally located abode between the city and the sea, 7 Albion is a residence brimming with appeal. Boasting tasteful updates throughout and nestled on a generous 474m<sup>2</sup> (approx.) plot, this property promises a lifestyle of comfort and convenience. Key Features:

- Secure Electric Front Gate: Providing peace of mind and privacy.
- Inviting Formal Lounge: Enhanced with split system air-conditioning for year-round comfort.
- Three Generous Bedrooms: Including a third bedroom at the rear, offering versatility.
- Well-Equipped Kitchen: Featuring ample cabinetry, double sink, and a free-standing gas oven-ideal for culinary enthusiasts.
- Modern Bathroom: Fully tiled with a bathtub, vanity, and mirror.
- Separate Toilet: Offering added convenience.
- Spacious Laundry/Sunroom: Providing flexibility and functionality.
- Expansive Yard: Complete with an undercover verandah and a shaded tree, perfect for outdoor entertaining.
- Shed/Workshop: Ideal for storage or DIY projects.
- Surveillance Cameras: Enhancing security with four installed cameras.
- Low-Maintenance Grounds: Both front and rear, ensuring effortless upkeep.
- Ample Parking: Open parking for two vehicles with additional drive-through access for further parking.

Woodville Gardens is a vibrant north-western suburb of Adelaide, located just 9km from the CBD within the City of Port Adelaide Enfield. Surrounding areas include Woodville North, Mansfield Park, Ferryden Park, and Kilkenny. The postcode for Woodville Gardens is 5012. Boundaries include First Avenue to the south, Liberty Grove to the east, and Hanson Road to the west. This conveniently positioned property is destined to captivate discerning buyers. With its proximity to the Adelaide CBD and a wealth of local amenities, 7 Albion is an opportunity not to be missed. Register your interest today with Vince Tripodi at 0414 378 032 to avoid disappointment. RLA 316093