

7 Woodland Road, Springfield, SA 5062

HARRIS

House For Sale

Thursday, 25 April 2024

7 Woodland Road, Springfield, SA 5062

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1954 m2

Type: House



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Contact Agent

Best Offers By 2pm Wednesday 8th May. Thoroughly at home amongst the prestige of Springfield, 7 Woodland Road is the definition of epic entertainer on a 1954sqm parcel that ends with an in-ground pool, tennis court, and a glimpse of the ocean. Breathtaking doesn't begin to cover it. Built C1953 and extended C1990, French provincial style subtly layers soft grey tones, fleur-de-lis motifs, and wainscoting to unite all eras, reaching its undeniable crescendo at a light-filled family room. Canopied by soaring ceilings that rise to meet airy loft, complete with full wet bar and wood look gas heater, and wrapped with panoramic double-glazed windows that overlook the sparkling waters of the pool to frame an outlook to the coast you'll never tire of, it's a true all-seasons, all-occasions epicentre. An enviable gourmet kitchen boasts Caesarstone benchtops, a full suite of high-end appliances, including ultra-wide induction cooktop and electric oven, with central position ensuring easy flow across all zones. A showstopping main bedroom suite connects generous walk-in robe and luxe ensuite, as well as sun-drenched atrium lounge and private cellar, to create a parent's retreat guaranteed to rewrite your expectations. Bay-windowed formal lounge, dining room, and study (or sixth bedroom) make the lower floor alone equipped for every imaginable mood and occasion. Upstairs, four double bedrooms all boast built-in robes, serviced by high-end bathroom with double spa, while landing living area and secondary study complete the floorplan with endless scope for custom configuration, creating a footprint that can truly grow with you. Outdoors, the glittering fully-tiled pool is your ticket to Saint Tropez, no passport required. Bookended by tiled terrace for waterside lounging, deck for alfresco entertaining, and full-size tennis court for you perfect your backhand, it's the ultimate outdoor empire that takes you from first serve to quick dip to sunset cocktails seamlessly. Lush stone-tiered gardens and established trees wrap the remainder of the allotment in botanical bliss, with plenty of footprint for green thumbs to thrive and the littlest or furriest family members to roam. Moments to Mercedes and Scotch Colleges for the finest educational platforms, The Ed for knock-offs, Brown Hill Creek for hikes and Mitcham Square for the grocery run or new release movies. The CBD is only a 10-minute drive for a streamlined commute, while another 10 minutes up the freeway delivers you to the finest wineries of the Adelaide Hills for weekends spent discovering new cellar door favourites to bring home and enjoy (or stash for a special occasion). Elegant at every turn, this is statement living at it's most impressive. More to love:

- Solar panel system
- Secure double garage with interior and side pedestrian access
- Extensive driveway with exposed aggregate paving and electric gates
- Ducted reverse cycle air-conditioning to lower floor, with split systems to all upper floor rooms
- Radiator heating to lower floor rooms and upstairs bathroom
- Underfloor heating to bathrooms
- Separate laundry with shower and WC, exterior access making a post-swim rinse simpler than ever
- Utility courtyard
- Wireless security system with four cameras
- Fully tiled saltwater pool with solar heating
- Automated irrigation system
- Plantation shutters, high end window furnishings, and automatic blinds to family room
- Provisions for electric vehicle charging
- Timber-look floors and plush carpets
- Heritage features to lower floor – decorative cornices, ceiling roses, high ceilings, fireplace

Specifications: CT / 5788/964, CT 5809/995 Council / Mitcham Zoning / EN Built / 1953 Land / 1954m2 (approx) Frontage / 32.92m Council Rates / \$7,319pa Emergency Services Levy / \$533.80pa SA Water / \$491.20pq Estimated rental assessment: \$1400 - \$1550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409