

# 7A Sage Crescent, Woodville West, SA 5011

## House For Sale

Thursday, 18 April 2024

7A Sage Crescent, Woodville West, SA 5011

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 435 m2

Type: House



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## Contact Agent

Welcome to 7A Sage Crescent, a neat-as-a-pin courtyard home on a generous 435sqm (approx) block, nestled between the hustle of the city and the serenity of the sea. Ideal for the savvy investor, first homebuyers, small families or those looking to downsize. The home holds three cosy bedrooms, all caressed by the warmth of new carpet laid in 2023. Each room is secured by key-locked windows, providing comfort and peace of mind. The interior extends into multiple living zones, large lounge, dining and additional meals area adjacent to the open airy kitchen. The light filled kitchen is designed for cooking with space & ease, complete with a gas cooktop, freestanding oven, and enough storage for all your needs. Right next to it, you'll find a spacious dining area - perfect for family meals. When it comes to the exterior, the home's large pergola calls for outdoor entertaining. An absolute highlight of this home is rear gated access to the property, extending to double-thick pavers upon entry conveniently allowing for a van, boat or extra car. In addition to this, the property also boasts an extra parking space off the single garage. For the green thumbs, the gardens are low maintenance. The property's location is unbeatable too. Close to a daycare & kindy options, Woodville Primary School, Queen Elizabeth Hospital and shopping centres all conveniently located nearby. Plus, the addition of convenient public transport options makes daily commuting a breeze. This home comes with the following extra features:

- Single auto garage with drive through to second space
- Rear access for additional parking on property
- Torrens title only joined / shared wall is garage wall
- Built-in robes in all bedrooms
- Dual access, main bathroom with separate shower and bath
- Linen closet
- Ducted gas heating
- Ducted evaporative air-conditioning
- Security alarm system
- Separate laundry
- 2nd separate toilet off laundry
- Toolshed with concrete floor
- Great neighbourhood with long term neighbours
- School zoning for Woodville Primary and Findon High School
- Close proximity to Nazareth Catholic Primary & College, Our Lady Queen of Peace and Woodville High School
- Central to Findon, Arndale, West Lakes shopping centres & Port Adelaide

So, if it's a mix of convenience and comfort you're after, 7A Sage Crescent is sure to deliver. Council rates / approx \$1,499.50 p.a. SA water / approx \$140.98 p.q. ES levy / approx \$65.00 p.a. LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.