

**8/19 Hereford Lane, Woodcroft, SA 5162**



**House For Sale**

Tuesday, 16 January 2024

8/19 Hereford Lane, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 132 m2**

**Type: House**



Andrew Hollis  
0404098162

**\$490,000 - \$520,000**

Conveniently located in the highly sought after and increasingly popular suburb of Woodcroft this well-presented townhouse will appeal to a range of buyers from savvy investors, first home buyers and downsizers. This home consists of open plan living, dining and kitchen downstairs with separate laundry and powder room. The living area flows seamlessly to the courtyard, making for the ideal spot for entertaining with family and friends. The spacious kitchen has plenty of bench space, gas cooktop, dishwasher and ample storage. All 3 bedrooms are of a good size and located upstairs. A convenient study area is located at the top of the landing and is complete with built-in wrap around desk. Ideal for working from home or studying. The main bedroom includes an ensuite and built-in robe. Bedrooms 2 and 3 also feature built-in robes. The main bathroom services this level of accommodation and has a large separate bath and shower. Features:

- 3 Good sized bedrooms, the master with ensuite and walk-in robe
- Spacious family/guest bathroom
- Modern open plan living/dining/kitchen
- Neat private courtyard
- Secure garage with internal access

Located close to all the amenities you need as well as the Southern Expressway for easy access to the CBD this property offers something for everyone. \*Currently tenanted until January 2025 Disclaimer: The information contained in this document is provided as an aid to further investigation. Information in this document may have been provided to Southgate Real Estate by other people and therefore we do not warrant that it is accurate or correct. All figures quoted are approximations only. Independent parties should make their own enquiries and seek independent advice before acting.