

**8 Garth Street, Woodville Park, SA 5011**



**House For Sale**

Friday, 16 February 2024

**8 Garth Street, Woodville Park, SA 5011**

**Bedrooms: 3**

**Bathrooms: 1**

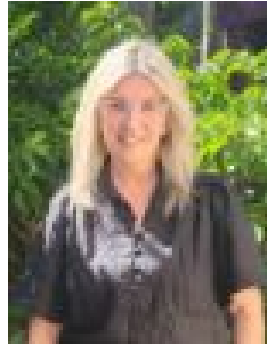
**Parkings: 1**

**Area: 390 m2**

**Type: House**



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## AUCTION ON SITE!

Embrace the timeless charm of this beloved family home as it enters its next chapter, whether that means embarking on a renovation journey or seizing it as an investment opportunity. With a well-designed floor plan tailored for comfortable and convenient living, every space has been thoughtfully crafted to enhance functionality and ease of use. Whether you wish to add your personal touch or start anew, the choice is entirely yours to make in this cherished abode.

**KEY FEATURES:-** Central, arched hallway - Three spacious bedrooms, one with a split-system aircon - Large separate lounge with a split-system aircon - Gallery kitchen with ample bench space - Bathroom with vanity, shower & toilet- Separate laundry located outside with ample storage - Undercover entertaining area & good size yard  
In a prime suburb, conveniently nestled between the city and the sea, this charming family home offers easy access to amenities. Port Road is a mere 5-minute walk away, providing direct access to the city via bus or tram. Arndale Shopping Centre is within walking distance, and Woodville train station is just 10 minutes away, offering hassle-free city trips or trips to Largs Beach. With easy access to sought-after schools like Whitefriars Primary School, this location offers convenience and comfort in equal measure. To place an offer on this property, please complete this Letter of Offer form

<https://forms.gle/2P3oovTaZZ7VdYjS6>  
**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.\*\*\*The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."