

8 Todd Place, West Lakes Shore, SA 5020



House For Sale

Thursday, 4 April 2024

8 Todd Place, West Lakes Shore, SA 5020

Bedrooms: 4

Bathrooms: 2

Parkings: 4

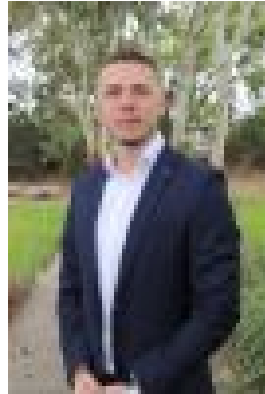
Area: 940 m2

Type: House



Simon Kent

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Davis Pickering

0870700595

Auction On-Site April 20th 2024 - 10AM

Welcome to West Lakes Shore - a dynamic suburb, where the best of coastal lifestyle and city convenience meet. Classic and modern residences line the serene streets, creating a warm, family-friendly atmosphere that defines the community. Convenience is redefined, with top schools, parks, recreational facilities, Semaphore, Grange and Tenneyson beaches and the bustling Westfield West Lakes shopping precinct within easy reach, providing everything you need for a comfortable modern lifestyle. This captivating four-bedroom home radiates charm, character and a robust sense of solidarity. Step inside to a welcoming family entertainment area, a haven for unwinding after a long day's work. Adjacent is the updated kitchen, effortlessly accessible and ideal for whipping up culinary delights on cozy winter nights. Bask in the abundance of natural light throughout the home, creating an atmosphere of comfort and warmth throughout all four bedrooms - simply waiting for you to dive in. The primary bedroom comes complete with a walk-in robe and updated ensuite for added convenience. Navigate through the home to discover the inviting main dining space, a perfect setting for hosting family and friends during lively Saturday night gatherings and leisurely Sunday lunches. The seamless flow of the space enhances the home's welcoming ambiance. Bedrooms two, three and four all with built-in robes. Step into the backyard, where a vista of greenery and sparkling heated in-ground pool awaits. It's a haven for family entertainment, offering undercover alfresco living and space for the kids and pets. The outdoor setting becomes an extension of the home, creating a perfect backdrop for barbecues, gatherings, and making lasting memories. This isn't just a home; it's a lifestyle of warmth, and endless possibilities for you to create new family memories.

Key Features:- Light filled primary bedroom with outlook views, walk-in robe and ensuite - Bedrooms two, three and four of good size - Modern kitchen with solid bench-tops, with contemporary design cabinetry, electric cooktop, electric oven, dishwasher and ample bench space - Generous living and family area with gas heating - Open plan dining and casual living - Large formal lounge room or second living / formal dining - Main bathroom has separate shower, full size family bath, separate W/C - Convenient laundry room, with built-in ironing board and exterior access - Double garage plus additional off-street parking - Large double garage/work shop storage for caravan /boat /motor enthusiast - Sparkling In-ground heated swimming Pool - Chlorinated - Generous teenage retreat-family room / entertainers casual living area / lounge room or media room - Wide rear verandah for outdoor living - Designated barbecue area / with fold out awning - Large backyard with plenty of space for the kids to explore or pets to run around

Other Features:- Ducted evaporative air conditioning - Gas heating - Rheem Instant Gas Hot Water service - Solar Panel System with x 16 panels - Neutral colour tones throughout - Additional off-street parking - Low maintenance established front and rear gardens - Two small tool sheds / storage - Land size 940m² (approx.) - Rental potential \$750 - \$780 per week approx. It's all about the family location! Ideally positioned close to beaches, public transport, schools, local shops, reserves, recreational facilities, What's not to love... Welcome to 8 Todd Place West Lakes Shore!

Specifications: Council: City of Charles Sturt Built: 1974 Council Rates: \$1,762.80 (approx.) SA Water Rates: \$296.46 (approx.) ES Levy: \$184.55 (approx.) Rental Potential: \$750 - \$780 per week (approx.) Allotment of 940m² (approx.)

****Auction: Saturday 20th April 2024 at 10:00AM (USP)** Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Simon Kent on 0488 441 848