

8 Westwood Boulevard, Ferryden Park, SA 5010



House For Sale

Monday, 20 May 2024

8 Westwood Boulevard, Ferryden Park, SA 5010

Bedrooms: 3

Bathrooms: 2

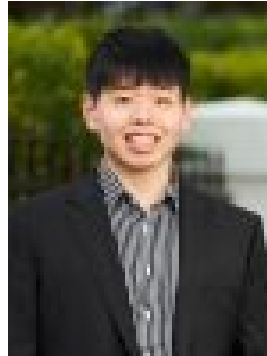
Parkings: 2

Area: 266 m2

Type: House



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Auction On-Site Sunday 16th June 12:15PM

Who needs a giant backyard when you have outdoor recreational facilities that include a skate park, a sports oval, lakeside trails, and a golf course, all just a 3-minute walk from your front door? Secure this stylishly appointed 3-bedroom contemporary home with a sun-kissed covered patio overlooking a no-mow private courtyard with easy-care perimeter plantings, and swap weekend garden maintenance for fun times out with the family. A space-savvy floorplan capitalises on every inch of this rendered home's 104m² of fully air-conditioned internal living, with 3 good-size carpeted bedrooms - including the street-facing master with its private ensuite - and a full bathroom with a shower and tub, branching off a hallway that runs from the entry to a light and airy combined kitchen, meals and living area at the rear. The divine hybrid timber floors that span the passage and rear social hub are just the start of an extensive list of fashion-forward fixtures, fittings, and finishes. The stunning white kitchen boasts abundant sleek, handle-free, soft-close cabinetry and a dishwasher, wall-mounted oven, and gas cooktop among a glistening suite of stainless-steel appliances. In the two bathrooms, more smooth surfaces await in the form of floating vanities with recessed basins and mirrored storage units above. The whole family will love the proximity of this modern abode to not only all the action at nearby Regency Park Reserve but the playground and cricket nets at Ferryden Park Reserve which is only a 6-minute walk away. Nearby shopping options include Armada Arndale, where you can also catch a movie after eating out, and Costco for big bargains! A short drive will get you to quality local primary and secondary schools and it's only 15 minutes by car to the heart of town.

FEATURES WE LOVE

- Fully rendered modern lowset with a stylishly appointed interior and space-savvy layout
- Stunning hybrid timber floors from the entry through to the light-filled rear kitchen, living and dining area
- Plush carpet underfoot in the 3 bedrooms, all with built-in robes
- Fashion-forward handle-free, soft close kitchen cabinetry and sparkling modern appliances including a gas cooker, dishwasher and wall-mounted oven
- Front-facing master bed has a private ensuite, while a full bathroom with a shower and tub serves the other rooms
- Both bathrooms boast floating vanities with wide, recessed basins and big mirrored overhead storage units
- Covered patio off the rear living area is a perfect spot for morning cuppas or evening toasts
- Private courtyard garden with nothing to tend to except some easy-care perimeter plantings
- Ducted AC throughout for year-round comfort control
- Dedicated laundry with access to a drying court
- Secure single garage at the end of the driveway with handy roller door access front and back

LOCATION

- A cruisy 3-minute stroll to Regency Park Reserve's skate park, golf course, and lakeside trails or double that to reach the playground at Ferryden Park Reserve
- Good range of local school options with Woodville Gardens, Challa Gardens and Kilkenny Primary Schools all close by and just a 7-minute drive to Woodville High
- 5 minutes behind the wheel to the shops and cinema at Armada Arndale
- Only 9 km from town

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Port Adelaide Enfield Zone | GN - General Neighbourhood Land | 266sqm (Approx.) House | 131sqm (Approx.) Built | 2018 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa