

**96B Onkaparinga Valley Road, Woodside, SA 5244**

**ADCOCK**

**House For Sale**

Tuesday, 21 November 2023

96B Onkaparinga Valley Road, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 581 m2**

**Type: House**



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## Contact Agent

Classed as one of a pair, this modern family home stands alone for its refreshing rise, front-to-back hills views, and rear all-weather party perspective insisting it'll be quite the talk of its heart-of-town position... Young families, first-time buyers, investors, or hills-dwellers seeking a non-compromising downsize - this Torrens titled design is the only one you'll look up to. And full marks to a floorplan that serves the teen their quiet time in a downstairs 4th bedroom/study - or perhaps it'll become a cushy private guest wing, home theatre, or creative space beside the secure garage - with valuable internal entry and adjoining under stair, cellar, or cloak storage. Turning up the views, the dimensions of the master bedroom declare you'll start and end your day in strides - from the walk-in robe and contemporary ensuite to rural views far and wide from your own private balcony. Centred between each spacious bedroom is the calming family bathroom and separate WC - kept discreetly distant from the home's activity hub, its quiet sidestep makes open plan living and entertaining your highest focus. Leading the tiled living zone, the open plan kitchen adds a splash of extrovert to its neutral hues against a stainless gas cooktop, electric oven and dishwasher, with overhead and pantry storage at a premium; in view, glass sliders gather the momentum outdoors to all-weather relaxation - the gabled patio tempering the cool hills climate with overhead gas heaters, before shifting gears for the low-care back garden rise, one Basket Range stone step at a time. 96B truly does it all. Ducted heating and cooling, solar panel efficiency, LED lighting, the untold appeal of its view-inducing elevation... What next? Every Woodside drawcard: the Amy Gillett Bikeway, a scenic OVR streetscape, cafes, and this hip little town's slick ability to go from grocery staples to cellar doors in a weekend minute. Have it all, above it all, with heart-of-town convenience. Come see for yourself: Torrens titled contemporary 2-level design. Hedged service road for privacy 8m x 5m (approx.) gabled alfresco with 2 gas heaters. Basket Range stone back garden pathways Solar panels Ducted R/C A/C Gas point to open plan living. Valuable under stair storage/cloakroom/cellar Master with ensuite & view-grabbing balcony BIRs to 3 upstairs bedrooms Modern family-sized bathroom with over-sized shower Downstairs 4th bedroom/media room or study Secure internal garage access On-foot reach to heart-of-town staples? And so much more... Property Information: Title Reference: 6170/986 Zoning: Township Year Built: 2012 Council Rates: \$2,827.06 per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$600-\$620 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.