

10 Nicholls Terrace, Woodville West, SA 5011



House For Sale

Saturday, 29 June 2024

10 Nicholls Terrace, Woodville West, SA 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Rosemary Auricchio
0883473666



Nick Keep
0434277315

Price \$850k | Auction Sat 13th July 9am Onsite USP

Auction Location: On Site Experience sophisticated living in this brand new, captivating three-bedroom home right in the heart of the prime Woodville West suburb. This brand-new residence balances opulence with functionality. Showcasing an imposing facade, this stunning abode opens to a world of luxury and comfort. As you step inside, high ceilings loom above and you are greeted by a spacious open plan living and dining area, providing the perfect backdrop for both relaxation and entertaining guests. The sublime gourmet kitchen, with stainless steel gas cooktop and sleek breakfast bar, stands ready to inspire your culinary exploits. Each of the three well-appointed bedrooms is a peaceful retreat, featuring built-in robes for effortless organization, while the master suite elevates the experience with a luxurious double vanity ensuite. Key features of this property include: - Modern kitchen featuring a Euro gas cooktop, dishwasher, and a practical breakfast bar - Spacious open plan living and dining area that basks in natural light - High ceilings - Three bedrooms fitted with built-in robes; master includes an ensuite with double vanity - Separate guest powder room located on the lower level - Seamless outdoor alfresco area for entertainment - Ducted reverse cycle air conditioning and heating - NBN connection ready - Secure single lock-up garage with automatic roller door, plus additional off-street parking

Woodville West is a suburb that excels in accessibility and convenience, demonstrated by its proximity to essential amenities. The property is a mere stroll from Wood Albert Park train station, ensuring an effortless commute to the Adelaide CBD. Close to Queen Elizabeth Hospital and is also within a few minutes' drive of significant shopping destinations such as Westfield West Lakes and St Clair Village, as well as Bunnings Woodville for DIY enthusiasts. For leisure and recreation, the home is within walking distance to the Woodville West Reserve that features a unique Dog 'Scentsory Garden' for dog lovers, pristine beaches like Grange and Tennyson are just a short drive away, as are distinguished golf courses including Grange Golf Club and The Royal Adelaide Golf Club. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Keep on 0434 277 315. * The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer: 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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322