

**115 Woodforde Drive, North Beach, SA, 5556**



**Sold House**

Thursday, 17 October 2024

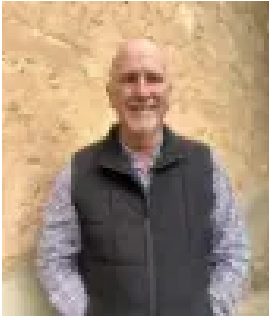
115 Woodforde Drive, North Beach, SA, 5556

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Hosking  
0419168989

## **Why build? So new and so beautifully finished**

Why go through the heart ache of building when there is a 2021 built Statesman Home fully landscaped and ready to be lived in? Contact Tim for the market price guide with the EOI process.

This home has been well designed with a wide entrance hall leading to open plan living that also feels like 2 rooms; the open kitchen and dining area are in the same space, then there is a natural flow through into the family room. There are 2 glass sliding doors that open to allow the large alfresco to also be enjoyed easily. The large kitchen island bench is a feature and contains the double sink, dishwasher and microwave provision. There are quality appliances as you would expect in a beautiful home; including a 900mm gas cooktop, range hood and under bench electric oven. The fridge space is generous and plumbed; it is also adjacent to a small office nook. There is also a convenient walk-in pantry.

The home has 4 bedrooms; master at the front of the home with his and her walk-in robes and ensuite with dual sinks. The remaining 3 are positioned privately away from the living areas around the main bathroom and all have built-in robes.

The home is well positioned to the east side of the parcel which creates easy access past the home with 5.8m between the garage brick wall and side fence via both a small gate and double gates. There is certainly enough room on the parcel to find a spot if needed for the caravan or boat shed with this 900sqm parcel.

The home has 2.7m high ceilings, ducted reverse cycle air conditioning, instantaneous gas hot water system, auto panel lift door on the double garage, irrigation system for the lawns. The laundry has a built-in cupboard with bench and inset trough. The lawns are irrigated.

This home offers an opportunity to secure a near new home in the wonderful township of North Beach located only minutes from Wallaroo and the business hub of Kadina. Come to an open or call to arrange a private inspection.

TIM HOSKING and eXp Realty, eXperience the difference on the Copper Coast.

CT: 6070/204

Built: 2021

Size: 277sqm

Land: 900sqm approx.

Council Rates:

RLA 300 185

Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website