

11A Fraser Street, Woodville South, SA, 5011



House For Sale

Monday, 23 September 2024

11A Fraser Street, Woodville South, SA, 5011

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

An Opportunity Not To Be Missed, Effortless Comfort In The Heart Of Convenience

Auction Location: On Site

With a modern, low-maintenance design and an abundance of natural light, 11a Fraser Street welcomes you with a calm, contemporary style. The open-plan living area flows seamlessly, creating a perfect space for both relaxation and entertaining.

Designed with flexibility in mind, the home features a spacious formal lounge, ideal for more intimate gatherings or a cosy retreat, while the expansive open-plan kitchen and dining area cater to family meals and casual entertaining.

With four generously sized bedrooms, there's ample room for everyone to enjoy their own space while maintaining a sense of togetherness. This is a home where comfort meets convenience, ensuring an easy, harmonious lifestyle.

Features to adore:

- Tiled flooring throughout the living areas
- 2.7-metre-high ceilings through out
- Spacious formal lounge with plush carpeting
- Open plan living and dining, opening to outdoor entertaining
- Sleek kitchen featuring stainless steel appliances, gas cooktop, and walk-in pantry
- Master bedroom with walk-in robe and elegant ensuite
- Built-in robes to bedrooms 2, 3, and 4
- Contemporary bathroom with feature bath, separate powder room, and w/c
- Large laundry with outdoor access
- Outdoor pergola area, perfect for entertaining
- Easy-care yard with garden shed
- Double garage with drive-through access
- Rheem gas continuous hot water system
- Actron reverse cycle inverter, ducted air conditioning system
- NBN to the premises

Perfectly positioned between the city and Adelaide's stunning western beaches, this home offers the ideal balance of lifestyle and convenience. With Westfield West Lakes, local schools, parks, and childcare centres just moments away, everything you need is right at your doorstep.

Public transport options make commuting a breeze, and Adelaide's best beaches are just a short drive away, offering easy access to weekend relaxation. Whether it's work, rest, or play, this prime location has you covered.

For more information about the property, please contact Nick Carpinelli on 0403 347 849 or Rosemary Auricchio on 0418 656 386.

* 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