

**17 Arkle Place, Woodcroft, SA 5162**

**HARRIS**

**House For Sale**

Tuesday, 25 June 2024

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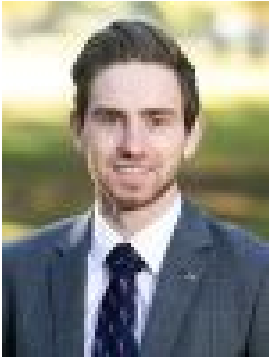
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Matthew Tuck  
0402994677

## Best Offers By 2pm Tues 9th July (USP)

Welcome to this exquisite four-bedroom residence, perfectly positioned in a coveted suburb, surrounded by upscale homes, making it an ideal choice for a variety of buyers. This property features a spacious and well-thought-out floor plan, including two distinct living areas offering both functionality and comfort for relaxation and entertainment. To the left upon right, you'll find the master bedroom, a private sanctuary well-separated from the kids' bedrooms, offering a peaceful retreat. This luxurious master suite includes a walk-in wardrobe, ensuring a clutter-free environment, and a private ensuite featuring his and hers sinks for added convenience. Continuing through the property, you'll discover the heart of the home – an expansive open-plan kitchen, dining, and second living area. This central space is designed for both convenience and functionality, seamlessly integrating various living zones to cater to the dynamic needs of modern living. The large 2nd living room is more than just a versatile space for various activities; it is a dedicated entertainment hub. The remaining three bedrooms are thoughtfully positioned away from the master suite, each offering a comfortable and inviting space for rest and relaxation. The dual-feature bathroom serves the family well, with a large spa bath and a walk-in shower to meet diverse needs and preferences. An exterior cupboard for linen storage provides easy access to towels, toiletries, and other essentials without encroaching on valuable bathroom space. Busy professionals will appreciate the low-maintenance rear yard, designed to minimize upkeep. The double garage adds an important layer of security and protection for vehicles, with internal access enhancing convenience and safety. The prime location of this beautiful home is exceptional. It is close to several schools, including Woodcroft Primary School, Emmaus Catholic School, Sunrise Christian School, Prescott College Southern, and Woodcroft College. Additionally, it's just a short drive to Woodcroft Plaza and Woodcroft Town Centre, with easy access to public transport via the Reynella Bus Interchange and Lonsdale Railway Station. A twenty-six-minute drive via the expressway will take you to the Adelaide CBD. This home truly offers the best in convenience and lifestyle.

Specifications: CT / 6115/844 Council / Onkaparinga Zoning / GN Built / 2014 Land / 420m<sup>2</sup> (approx) Frontage / 14m Council Rates / \$1961.88pa Emergency Services Levy / \$142.20pa SA Water / \$167.84pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Woodcroft P.S, Reynella P.S, Pimpala P.S, Reynella South P.S, Reynella East College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409