

**2 Ambrosini Court, Woodcroft, SA, 5162**

**RayWhite.**

**House For Sale**

Friday, 30 August 2024

2 Ambrosini Court, Woodcroft, SA, 5162

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## 2 Ambrosini Court WOODCROFT SA

Contact Pete Fallon for viewing times.

Located in the highly sought after suburb of Woodcroft, this family home is sure to appeal to a wide range of buyers, from investors to upsizers, downsizers and first home buyers alike. Woodcroft is so popular due to it's proximity to everything - Woodcroft Plaza & Woodcroft Shopping Centres are both nearby, giving you all your shopping needs. There are great quality schools, with Woodcroft College literally across the road, as well as Woodcroft Primary School and Emmaus College just down the road. Public transport is aplenty, taking you smoothly into the CBD and there are so many walking trails and playgrounds around, from Tangari Reserve to the Happy Valley Reservoir and Glenthorne National Park; it's all right here at your finger tips!

As you approach the home you will appreciate the house proud nature of the neighbours, and 2 Ambrosini is no exception with the native gardens at the front. Entering the home you are in for a treat; the place is absolutely huge! At 299sqm of house under the main roof there is so much value here. The formal lounge greets you at the front of the home and is the perfect place to relax and unwind after a long day at work. The master bedroom at the front of the home is also enormous and features a bay window, ceiling fans, security shutters, massive walk in wardrobe and oversized ensuite. Bedrooms 2, 3 and 4 are double size with built in, mirrored wardrobe, complete with new block out curtains. The huge fifth bedroom is extremely versatile and also features a large built in wardrobe, but can also be used as a home theatre or rumpus.

Heading to the heart of the home is the gigantic open planned living kitchen and dining area. The kitchen has a huge amount of bench and cupboard space and multiple pantries, and has all the essential appliances including gas cooktop and dishwasher. An extra neat feature of the kitchen is the wine rack with built in led lighting. The kitchen overlooks the dining and family room, making hosting family and friends a breeze. The three way bathroom services the home well and there is a large laundry with built in storage. For year round comfort, both ducted evaporative cooling and gas heating have been installed, and a security alarm has also been installed for extra peace of mind. To assist with power bills, solar panels have also been installed.

As you head outside you will see that this is the home that keeps on giving. Sitting on 596sqm of land, and on a corner block, there is plenty of room to move. The large alfresco area coming off the family room comes complete with plumbed gas and outdoor tv outlet, and is the perfect place to host family and friends year round, and also doubles as a carport which can store up to 4 cars. To the other side of the property is another alfresco overlooking a well manicured lawn area, perfect for the kids to run around on. A garden shed to the rear of the property finishes this beautiful home.