

260 Ridge Road, Woodside, SA, 5244

ADCOCK

House For Sale

Saturday, 10 August 2024

260 Ridge Road, Woodside, SA, 5244

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: House



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Expressions of Interest - Closing Tues 20th Aug at 11am (USP)

Adore the ranges from a renovated homestead...

For the charm, the shedding, the paddock and possibly a pony – a stone-fronted, return verandah classic that lets you live the rural dream on five gently rolling hectares nudging town...

Choose your entry point: the high gloss front door introducing the 3-bedroom home's ornate fretwork, high ceilings, timber floors and big bungalow rooms, or via the rear family room addition's glazed sliders ogling those glorious, unravelling layers of Woodside.

And outdoors, it's the powered 5-bay shed that offers more than multi-vehicle protection. Its practicality, beside a majestic gum tree, promises to share its stature for your future party plans – extra to the home's epic entertaining return verandah.

Newly repainted interiors unite modern living with old world charm, treating the active family to big windows and a beautifully workable floorplan. Lounging teens and a dinner setting for plenty will occupy the family zone in split system and ceiling fan comfort; the adjacent kitchen, also privy to the views, is wrapped in shaker-style joinery against a grand 900mm Omega freestanding stove.

The master bedroom, well distanced from the rest, treats the closest bathroom as an ensuite, with a separate WC; bedrooms two and three savour unrivalled legroom up front against the 2nd bathroom, 2nd WC, and sun-bathed formal lounge.

You couldn't paint a more rewarding rural picture, nor provide a better rural education for the kids on a manageable landholding.

Take comfort indoors and admire the style; step outdoors and adore the ranges. It doesn't get more idyllic than this...

Take the views for granted on Ridge:

A c1930s renovated & extended homestead on 5.82Ha

Endlessly rolling rural views

Extensive return verandahs extending for undercover entertaining

Huge 5-bay shedding

2 light-filled living zones

3 generous bedrooms | 2 bathrooms | 2 separate WCs

Pony/horse shelter & paddock

Innately flexible family floorplan

Split system & ceiling fan comfort

A short drive from Woodside's town centre

And more...

*No mains: Water supply is via 3 plumbed rainwater tanks

*The external taps are from the neighbour's header tank, and this is bore water supplied from the neighbouring bore for domestic gardening purposes only; this arrangement is free of charge and will continue for 12 months from the date of settlement.

*Prior to settlement at their cost the vendors will complete the Ridge and Willow View Road fence with Cyclone and 3 barb wires (posts already in place)

Property Information:

Title Reference: 6286/420

Zoning: Productive Rural Landscape

Year Built: 1930

Council Rates: \$1,804.56 per annum

*Estimated rental assessment: \$650 - 670 per week (written rental assessment can be provided upon request)

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