

280 Nairne Road, Woodside, SA 5244

ADCOCK

House For Sale

Sunday, 23 June 2024

280 Nairne Road, Woodside, SA 5244

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 727 m2

Type: House



Andrew Adcock
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\$780,000 - \$820,000

You came for the panoramic rural vistas; you'll stay for the turnkey style in a fresh off the plan up to 4-bedroom design issuing doona to paddock views and a skip out of town existence...The new home aroma is real. The crisp, charcoal-infused palette, the big, beautiful windows capturing a quiet reserve backdrop, and a newly fenced and landscaped 727sqm allotment granting gravelled side access for the trailer, horse float or caravan will be the big-ticket persuasions for many. Persuasion that says your brand-new Hills' home base has arrived. Offering a wide double-door welcome, durable timber-grain laminate floors, a cloak closet and hidden home study/office nook off entry, and a master wing drawn to its panes by those paddocks, cows included, you're promised a very 'Woodside' feel to that brand-new way of life – the parent's retreat stepping through a couples' walk-in robe to a rain shower-endowed ensuite. This home is an entertainers delight with the light filled opening living lounge, dining and huge island perfect for cooking and entertaining. Quality kitchen gleaming with a 900mm 5-burner gas stove, 900mm Westinghouse oven, stainless rangehood, overhead cupboards, extendable vegie wash, and reflective splashback tiles. A big walk-in pantry is the cherry on top with loads of shelving and extra storage. Bedrooms 2 and 3 encase the rear of the home along with a 3-way bathroom complete with the perfect bath to relax and built in linen cupboard. An additional living area adjacent the kitchen, ready to play out your needs - be it a formal dining zone, home office, media room or 4th bedroom or playroom – or put simply, flexibility and extra stretch to impress. Slipping outdoors meets a concrete alfresco patio – best shared with a local Bird in Hand or Murdoch Hill drop, no doubt. Savouring a freshly laid landscape design with tranquil rear reserve views; plus, the bonus of back gate access to both the reserve and walking trail - nature really is at your doorstep. Why buy into the angst of building new in today's economy when you can have the best of both worlds here? Town access, rural outlooks, and a brand-spanking new home, established and ready to grow with you... Slip into town for staples, retail, providores and schools, step out for award-winning cellar doors, but be quick – you'll need to be first in, best dressed for this 2024-built family comfort. A fresh urban edge on a town-edge parcel: Panoramic rural views 2024-built 3-bedroom with flexible 2nd living/4th bedroom or large office Master with side-by-side WIR & ensuite Ducted R/C A/C throughout Quality & on-trend palette & finishes 900mm cooktop and oven Dual garage with secure internal access and storage Double-gated & gravelled side access for the horse float, trailer, caravan Newly laid lawns & landscaping on a 727sqm allotment Perimeter fencing with back gate access to walking track & reserve 3kms to Woodside town centre | 7 minutes to Balhannah Established & ready for family living... Property Information: Title Reference: 6265/200 Council Rates: \$1,645.00 per annum Water Rates: \$74.20 per quarter *Estimated rental assessment: \$600 - \$620 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.