

# 2A Sansom Street, Woodville North, SA 5012

## House For Sale

Saturday, 13 April 2024

2A Sansom Street, Woodville North, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 468 m2

Type: House



Thomas Crawford  
0448888816



Jake Theo  
0422959650

## Auction 12pm 28/4/24

Auction Location: On Site Set back from the street, this bricked abode presents uncapped potential in a convenient and sought after location. The dream scenario situated on some 468sqm of prime land, the opportunity on offer here is perfect for first home buyers, professional couples, downsizers or keen renovators. It is now time for this well maintained, c. 1987 home to enjoy its next chapter. A unique and roomy floorplan showcases three bedrooms, bathroom with separate toilet, huge living room adjacent to the dine-in kitchen, and a perfectly maintained outdoor space. Off-street parking is plentiful and secure with both cover and open spaces available, and being perched on a quiet cul-de-sac street allows for ample on-street parking. A rare opportunity that is bound to be snatched up quick. Blink and you'll miss it. Features to note: • Daikin split system, reverse cycle air conditioning to bedroom 1/lounge • Breakfast bar to kitchen • Gas cook top • Microwave alcove • Westinghouse oven and grill • Ample cupboard space throughout • Separate toilet • Spa bath • Built in robes to bed 2 • Outdoor undercover alfresco • Built in BBQ • Easy care, established gardens • Double garage with pit Shopping and Local Conveniences: • Arndale Shopping Centre • A 16-minute walk to Woodville Railway Station • Bunnings Woodville • The Queen Elizabeth Hospital Nearby Attractions/Entertainment: • St Clair Playground and Wetlands • St Clair Recreation Centre and Oval • F45 Training Woodville • HOYTS movie theatre • Westfield West Lakes Shopping Centre 12 minutes from home • 15-minute drive to the golden sands of Grange Beach and 15 minutes to the bustling CBD Food & Drink: • NNQ Vietnamese Restaurant and NNQ Express, moments from home • Stonehouse Bar and Grill • Woodville Hotel • Finsbury Hotel Schooling: • Zoned to Woodville High School • Minutes to Whitefriars Catholic, St Margaret Mary's, Our Lady Queen of Peace, Nazareth Catholic College, St Patrick's, Mount Carmel College, Pennington Primary, and Kilkenny Primary • 5-minutes to TAFE SA Regency Campus Method of Sale: • Auction On Site at 12:00pm, Sunday 28th April 2024 Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.