

**32A Nicholls Terrace, Woodville West, SA 5011**



**House For Sale**

Wednesday, 10 July 2024

32A Nicholls Terrace, Woodville West, SA 5011

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



Peter Kiritsis  
0411501520



Jordan Ekers  
0477037710

## **Auction On Site Saturday 27th July @ 1pm**

Upcoming Inspections // Saturday 13th July 11:00am - 11:30am // Tuesday 16th July 5:00pm - 5:30pm\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*With its contemporary ease, oversized proportions and idyllic setting, this sensational single-level haven is the ultimate in family-centric living. With four spacious bedrooms and a seamless fusion of community charm and modern excellence, it promises unrivalled access to nearby parks, the CBD, and sandy shores-a lifestyle masterpiece waiting to be embraced.With two generous living zones, including an open-plan dining area perfect for hosting indoor-outdoor events, this home is designed to impress. The central kitchen, featuring a breakfast bar and stainless steel appliances, flows effortlessly to a large undercover entertaining area, ideal for alfresco dining and weekend BBQs.The four bedrooms include a main suite, complete with an ensuite and walk-in robe, while the other three sizeable rooms-one boasting built-in robes-ensure ample space for the entire family, complemented by a central bathroom with a separate toilet. A good-sized laundry, extra storage, and a remote-control double garage assures all practicalities are covered. With reverse-cycle ducted heating and cooling, Foxtel power points, and the quality hallmark of Sterling Homes, every comfort is built in, perfectly positioned close to superb schools, Grange train line, shops, and just under ten minutes to the beach.Highlights include:- Large-scale, low-maintenance single level family home- Built by the trusted team at Sterling Homes- Modern kitchen with stainless steel appliances and dishwasher- Alfresco zone with gabled roof and shade cloth sun protection- Easy care tiled floors throughout- Two separate and generous living areas- Main bedroom with an ensuite and walk in robe- Three additional bedrooms, two with built-in robes- Main bathroom with a great bath, perfect for kids- Abundant storage throughout, including the laundry- Good neighbour fencing and a good sized backyard- Remote-controlled double garage- Ducted reverse-cycle heating and cooling.- Foxtel Power points and louvre blinds- Under ten minutes from Grange Beach- Surrounded by excellent schooling options- 10km drive to Adelaide's CBD\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*