

**37 Shirley Avenue, Woodville West, SA 5011**



**House For Sale**

Sunday, 23 June 2024

37 Shirley Avenue, Woodville West, SA 5011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 721 m2**

**Type: House**

## Auction | Sat 6th July at 9am On Site (USP)

**Auction Location: On Site** Located in the charming suburb of Woodville West, this Tudor-style corner block house blends historic elegance with modern enhancements. Spread over a generous 721sqm (approx.) allotment, it offers a character-filled home with space to grow and entertain. The striking exterior welcomes you into an exquisitely crafted space, where high decorative ceilings and internal upgrades create an ambience of luxury and comfort. This stunning home features three generously sized bedrooms, each with built-in robes, offering ample storage. A spacious kitchen, complete with stainless steel appliances and a generous island bench, seamlessly connects to the dining area, highlighted by a feature fireplace. The separate rumpus room, equipped with a bar and bathroom facilities, offers a versatile space for entertainment or relaxation, while the expansive rear lawn provides a blank canvas for the avid gardener or outdoor enthusiast. Property Features: - Tudor-style architecture on a sizable 721sqm (approx.) corner allotment - High decorative ceilings - Light-filled formal living room with direct access to verandah - Spacious and modern kitchen including stainless steel appliances and dishwasher - Dining area accentuated with an ornate feature fireplace - Three bedrooms fitted with built-in wardrobes - Versatile separate rumpus room complete with a bar and bathroom - Expansive and lush rear lawn - Ample outdoor entertaining options with a pergola and undercover verandah - Private lock-up carport accommodating up to four vehicles - Ducted reverse cycle heating and cooling Location is paramount, and this property is ideally positioned within reach of a plethora of conveniences. Residents are mere moments from the Albert Park Railway Station, ensuring an easy commute to the CBD or surrounding areas. Local shops, the Queen Elizabeth Hospital (QEH), and Bunnings Woodville supply all necessities within a short drive, while the beach is a few minutes away, perfect for weekend excursions. For more information about the property please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322