

39 Woodside Road, Nairne, SA 5252

ADCOCK

House For Sale

Monday, 1 July 2024

39 Woodside Road, Nairne, SA 5252

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 615 m2

Type: House



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Best Offers By Tues 16th July at 10am (USP)

All-new style equals petite Nairne chic... Emerging like a butterfly from a basic '80s cocoon, the 3-bedder may appear petite on its freshly reborn 615sqm allotment, but its transformation is monumental. And that 'new home glow' begins right from the new entry porch. Next, removing the living-to-kitchen wall was ingenious, and all part of the home's open plan new plan - so too the combustion fire warmth, split system comfort, and the recurrence of veejay panelling, timber-look floors, downlighting, designer tiles, and shaker-style joinery. Clear driveway access to a 6m x 6m garage also plans to impress the investor, downsizer or first-time buyer. Giving dinner designer vibes, it all comes back to the kitchen's fresh subway tiles, all-electric appliances, the central island's "breakfast on the go" agenda with a table graduation, and the barn door division from the laundry's cool polished concrete floors. Beyond the new blinds and linen drapes throughout, each carpeted bedroom highlights more shaker style built-ins, the master hosting bigger and better outlooks, bedroom three offering robes, and a study nook to its new outfit. Even the sparkling bathroom has enviously evolved with a bath/shower combo, new tiling, glass, floating vanity and a next-door pivot to a separate WC. Yet it wasn't just the inside to get the once-over. From the front garden's shrubbed borders, side garden vegie beds and ornamental pears, to the backyard lined in fragrant star jasmine, gesturing a seat beside the firepit just in time for winter. Set on Nairne's pretty fringe, there's more than town and country accessibility to this spectacular little number... Just minutes from Mt Barker, there's little need to go far when you can sample Rise Artisan Bakery, The District Hotel, fresh produce from The Nairne Marketplace, and be seduced by cellar doors and distilleries like Lot 100 and Howard's Vineyard. And when life revolves around the footy club, Byethorne Park and Nairne Primary School, this refreshed petite chic will be a big deal for the young growing family. Here's how to edge into Nairne: Transformational brand-new renovation New porch arrival 3 bedrooms with shaker-style joinery Refurbished modern bathroom Durable timber-style flooring Designer revamp to the open plan rear kitchen Combustion fire & split system comfort Concrete driveway access to rear 5.6m x 6.1m double garage Fully fenced & landscaped 615sqm allotment A wander to Byethorne Park & Nairne P.S. 5-minute drive to Littlehampton & Mount Barker retail And much more... Property Information: Title Reference: 6066/416 Zoning: Neighbourhood Council Rates: \$2,036.00 per annum (2023/2024 Rates) Water Rates: \$74.20 per quarter (2023/2024 Rates) *Estimated rental assessment: \$490 - \$530 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Jake Adcock 0432 988 464 Nikki Seppelt 0437 658 067 Andrew Adcock 0418 816 874 *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.