

**43 Dorrien Avenue, Woodcroft, SA, 5162**



**House For Sale**

Wednesday, 14 August 2024

43 Dorrien Avenue, Woodcroft, SA, 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Elegance Meets Practicality in Glenloth Estate

Located in the sought-after Glenloth Estate, 43 Dorrien Avenue, Woodcroft, offers a perfect blend of comfort and practicality, making it an ideal sanctuary for those who appreciate quality living. The impressive frontage of this home immediately captures attention, setting the tone for the inviting atmosphere that awaits inside. With a dual driveway offering ample space for a caravan, boat, or recreational vehicles, and rear access for a third carpark, every detail of this property is crafted for convenience.

Stepping inside, you're welcomed by an expansive lounge and dining area that exudes warmth and sophistication. The family and meals area features a combustion heater, ensuring year-round comfort, while downlights throughout the home create a bright and welcoming ambiance. The kitchen, designed for both style and functionality, boasts quality stainless steel appliances, including a gas cooktop, and sleek cabinetry. An integrated speaker system in the family room enhances the entertainment experience.

The master bedroom, a true retreat, features a walk-in robe and en-suite, providing a private haven within the home. Two additional bedrooms offer generous space, ensuring comfort for family and guests alike. The laundry offers ample cupboard space and convenient exterior access, making daily tasks a breeze.

The outdoor spaces are equally impressive. A fabulous 15-metre pitched roof pergola extends the living area outdoors, creating an ideal setting for large gatherings or relaxed weekends at home. The beautifully landscaped side yard includes a second alfresco entertaining area, perfect for more intimate moments. Low-maintenance gardens provide a lush backdrop without the upkeep, large enough to be enjoyed but not endured. A convenient workshop in the garage, currently configured as a home gym, adds further functionality, ideal for hobbies, storage, or as a workshop.

The location of this home enhances its appeal even further. Located close to the Woodcroft Shopping Centre, Happy Valley Foodland and Aberfoyle Hub Shopping Centre, everyday conveniences are within easy reach. Golf enthusiasts will delight in the proximity to The Vines Golf Club, while beach lovers can enjoy a short 15-minute drive to the coastline. For those who appreciate fine wine, the renowned McLaren Vale wine region is just 25 minutes away, offering an easy escape for a day of indulgence. Families will appreciate the home's zoning to Reynella East College and Woodcroft Primary School, ensuring quality education options nearby. A short walk takes you to the nearby park, giving the kids and dog even more space to enjoy and play.

At 43 Dorrien Avenue, every aspect of this property has been thoughtfully designed to provide a seamless blend of comfort and practicality. Whether you're hosting grand gatherings, enjoying quiet moments at home, or exploring the vibrant local area, this home offers an exceptional lifestyle in a location that truly has it all.

### What we Love:

- Located in Glenloth Estate
- Corner allotment with rear-side access for additional park
- Dual driveway ideal for caravan, boat, or recreational vehicles
- Expansive lounge and dining area
- Family and meals area with combustion heater
- Master bedroom with walk-in robe and en-suite
- Two additional well-proportioned bedrooms
- Ample laundry cupboard space with exterior access
- Open-plan family area with integrated speaker system
- Modern kitchen with quality stainless steel appliances and gas cooktop
- Covered rear verandah for alfresco dining
- Low-maintenance, manicured gardens large enough to be enjoyed but not endured

- Workshop space in garage, currently a home gym, also ideal for storage or as a workshop
- Close proximity to Foodland Happy Valley, Drakes Woodcroft, Woolworths Woodcroft, Aberfoyle Hub Shopping Centre and Woodcroft Shopping Centre
- Nearby The Vines Golf Club
- 15-minute drive to the beach
- 25-minute drive to McLaren Vale wine region
- Zoned to Reynella East College, Woodcroft College and Woodcroft Primary School

Auction: Saturday, 31st August 2024 at 4.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.