

**6 Colonel Street, Woodville Gardens, SA 5012**



**House For Sale**

Wednesday, 19 June 2024

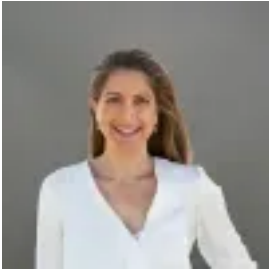
6 Colonel Street, Woodville Gardens, SA 5012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Josie Auricchio  
0883473666



Donna Farquhar  
0883473666

## Auction | Sat 6th July at 12pm On Site (USP)

Auction Location: On Site Nestled in the heart of Woodville Gardens, this charming 50s built 3-bedroom house presents a splendid opportunity for those seeking an accessible entry point into the market, or a wise investment in a suburb that continually attracts interest. With a modest floorplan, the home is situated on an approximately 342 square meter allotment, providing ample space for comfortable living, with room to grow. The location at 6 Colonel Street is particularly strategic, offering a desirable setting for a wide array of buyers. Residents will appreciate the convenience of being close to schools, shops, and transport, making it a highly sought-after position within the market. Whether the allure is the warm wooden floorboards underfoot, the refreshing air conditioning on a hot day, this house is designed to be a welcoming retreat from the bustling world outside. The practicality of having a single garage adds to the array of appealing attributes this home presents. Key features of this property include:- Three bedrooms, 2 with built-in robes- Bathroom with character timber vanity, bathtub- Loungeroom with feature mantelpiece, cosy gas fire- Functional kitchen, ample storage, gas stove- Classic wooden floorboards throughout, exuding warmth and character- Ducted evaporative cooling- Cost effective 2.5kw Solar System- Single garage providing secure parking- Fenced outdoor yard providing a blank canvas to create your dream oasis - Desirable location benefits including proximity to schools, shopping, and public transport This residence positions itself as an attractive proposition for first-home buyers, downsizers, or savvy investors who are looking to capitalize on a solid home with potential for growth and personalization. With its solid construction and prime location, it stands as a testament to affordability without compromising on daily convenience and lifestyle benefits. 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