

**8 Clayfield Court, Woodside, SA 5244**

**ADCOCK**

**House For Sale**

Wednesday, 19 June 2024

8 Clayfield Court, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1067 m2**

**Type: House**



Nikki Seppelt  
0883884777



Andrew Adcock  
0418816874

## Best Offers By Tues 25th June at 11am

Views to thrill from a design poised to stun... Hover amongst the hills like you own them; a privilege you'll savour from the spectacular lens of a Rossdale Home holding garden and valley captive from the most stunning, cul-de-sac stage. For the discerning hills-dweller, this sophisticated, solar-boosted 4-bedroom design uses its landscaped, gently graduating quarter acre to the utmost effect. From the detached double garage with full undercroft storage and extra guest parking to the shrubbed and hedged gardens framing a paved patio terrace, a few adventurous steps away from an ambient fireplace finale. Your first step inside the split-level home steers left for a master suite, right to plush formal living, and descends for the inescapable open plan kitchen, living and dining zone views, enveloped by wall-to-wall glass. The crisp kitchen hosts a Bosch dishwasher, new electric cooktop, and buffet-style benchtops while the home's sumptuous interiors are kept deliberately pared back - and glazed generously - for obvious reasons. Sell the art collection, these views are priceless. Up front, the master bedroom reflects its scale with a large ensuite and walk-in robe; the remaining three bedrooms - two with robes - are comfortably double-sized, sharing the sparkling family bathroom. Life as you'll now breeze through it will greet panoramic mornings, weekend rides along the Amy Gillett Bikeway, and long lunches at any number of cafes or cellar door restaurants with comparable views to yours. You could also cancel all plans and let Clayfield Court entertain you... Brace yourself for beautiful Hills impact: 2009-built contemporary Rossdale design on a 1067sqm allotment Panoramic hills & valley views with a north-facing aspect 5kW solar efficiency (16 panels) 6m x 6m concreted & powered garage with undercroft garage storage & adj. guest parking Roller shutter security (electric to kitchen & bathroom) Master bedroom with WIR, ensuite & ceiling fan 2 sparkling bathrooms Ducted R/C A/C throughout Mains & rainwater (plumbed to main WC & 1 outdoor tap) Ambient garden fireplace zone Manual drippers & pop-ups to lawn Freshly mulched landscaping Fully fenced backyard NBN available And much more... Property Information: Title Reference: 5893/799 Zoning: Township Year Built: 2009 Council Rates: \$2,933.82 per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$620 - \$640 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*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 measurements 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.