

9 Victor Avenue, Woodville West, SA, 5011



House For Sale

Friday, 16 August 2024

9 Victor Avenue, Woodville West, SA, 5011

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Gleaming Urban Oasis Delivers Superb Modern Simplicity

Still sparkling with those new build feels, this sleek and stylish 2019 haven nestled in a convenient, close-knit pocket of Adelaide's thriving West captures the epitome of modern living as it sails across a stunning parcel primed for family-friendly lifestyle finesse.

Behind a designer frontage and joining its rapidly redeveloping like-minded neighbours, discover a free-flowing footprint where a very flexible 4-bedroom base, including light-filled master with luxe dual-vanity ensuite, glides over glossy large format tile floors to reveal an open-plan oasis of impeccable entertaining brilliance. Headlined by the spacious gourmet kitchen with all the room for helping hands, this stone-wrapped foodie's zone with solid island breakfast bar and wrap-around butler's pantry is ready to handle the morning rush, mid-week dinner delights with loved ones, to Friday night vino-hour to kickstart your weekends.

Together with effortless alfresco flow to the sweeping all-weather outdoor entertaining, and where a sunbathed stretch of neat lawn dishes up just the right amount of turf for the kids to play or family pet to roam while keeping the upkeep low, wining and dining friends and family in this fresh air retreat family will quickly become regular routines and the cherry on top of a gleaming residence that simply hits the mark!

FEATURES YOU'LL LOVE:

- 2019 built family home spilling with natural light, stylish feature and impeccable functionality
- 3 metre high ceilings throughout
- Beautifully bright and airy open-plan living, dining and designer kitchen combining for one elegant entertaining hub to host friends or savour quality time with loved ones
- Stone-topped chef's zone featuring sweeping double-cut stone bench tops and island, abundant contrast cabinetry, wrap-around butler's pantry, and gleaming stainless appliances
- Light-filled master bedroom privately positioned at entry and featuring gallery windows, ceiling fan, BIRs and luxe his and hers vanity ensuite
- 2 additional supremely spacious bedrooms, both with handy BIRs
- 4th bedroom option or dedicated home office/study ready to solve any WFH challenges
- Family-friendly laundry with storage, ducted AC throughout for year-round climate comfort, and bill-busting solar system
- Property-wide all-weather alfresco inviting picture-perfect outdoor entertaining, fully tiled and overlooking and neat and tidy backyard of lush lawns and easy-care established greenery
- Secure electric gate entry, ultra-modern frontage and single car garage

SCHOOL ZONING:

- A stone's throw to Woodville Primary for hassle-free starts to your day
- Around the corner from Findon High letting the older kids walk or ride safely to school

The worst kept secret in the West, this trio of sunny suburbs - Woodville, Findon and Seaton - have well and truly become sought-after destinations that deliver endless family-friendly appeal for their stellar lifestyle convenience. From local cafés and tasty takeaway eateries dotted along Port, Crittenden and Grange Roads, easy reach to schools and Adelaide's stretch of premier beaches less than 10-minutes from your front door, to the bustling Westfield West Lakes and a bee-lined to the CBD by way of car, bus or train... 9 Victor Avenue is every bit a dreamy, designer start where you can plant your feet for the brightest of futures.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | Housing Diversity Neighbourhood (Z2404) - HDN

Land | 383sqm(Approx.)

House | 227sqm(Approx.)

Built | 2019

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa