

**76A First Avenue, Woodville Gardens, SA 5012**



**Unit For Sale**

Tuesday, 2 July 2024

76A First Avenue, Woodville Gardens, SA 5012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 123 m2**

**Type: Unit**



Raymond Pham

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## Best Offer by 15th of July (USP)

Welcome to your dream home in the heart of Woodville Gardens, built in 2021! This modern, stylish property offers everything you need for comfortable living. Its strategic location and array of high-quality features make it a perfect choice for both investors and first-time home buyers. This home features two generously sized bedrooms, designed for both comfort and functionality. Bedroom 1 is equipped with a split system air conditioner, ensuring you stay cool during the hot summer months and warm in the winter. It also includes built-in robes, providing ample storage space for all your clothing and personal items. Bedroom 2 also comes with a split system air conditioner and security roller shutters, ensuring consistent comfort and security throughout the house. Both bedrooms have automatic security roller shutters, adding an extra layer of safety and peace of mind. The modern bathroom is designed with both style and functionality in mind. Its sleek, contemporary fittings and fixtures provide a luxurious feel, making it a perfect place to unwind after a long day. High-quality materials and thoughtful design ensure durability and ease of maintenance, offering a space that looks great and works perfectly. The living and kitchen areas are designed with both style and comfort in mind. Timber flooring in these spaces adds warmth and elegance, while the open-plan design makes the home feel spacious and inviting. The kitchen is a chef's dream, with plenty of cupboard space for all your cooking essentials. Whether you're preparing a meal for family or entertaining friends, this kitchen has everything you need. The living area features a split system heating and cooling system, ensuring you stay comfortable all year round. Whether it's the heat of summer or the chill of winter, this system keeps the entire home at the perfect temperature, providing a cozy and inviting atmosphere. Security is a top priority in this home, with automatic roller shutters in the lounge area and security doors at the front, back, and side doors from the laundry area. These features ensure that you and your loved ones feel safe and secure at all times, giving you peace of mind. One of the standout features of this property is the large, quality veranda at the back. This space is perfect for outdoor living and entertaining, whether you're hosting a BBQ, enjoying a quiet evening outdoors, or simply relaxing with a good book. The veranda is beautifully lit with modern downlights, making it a great space to enjoy day or night. This home comes with a bonus solar system, featuring a 6.63kW capacity and a 7.5kWh solar battery. This eco-friendly feature ensures that you have no electricity bills, allowing you to enjoy all the comforts of modern living without the high costs. It's a great way to reduce your carbon footprint and save money. Beautiful downlights are featured throughout the house, including in the garage and veranda areas. These lights not only provide excellent illumination but also add a touch of elegance and sophistication to the home. They create a warm and inviting atmosphere, enhancing the overall aesthetic appeal. The property includes a single garage that not only offers secure parking but also features beautiful downlights. These lights create a well-lit space, making it easier to find things and adding an extra touch of sophistication. The garage provides ample space for your vehicle and additional storage, ensuring you have room for everything you need. Situated in the heart of Woodville Gardens, this home is in a prime location. It's just a 3-minute walk to Arndale Shopping Centre, Dental Surgery, and other essential amenities. You'll also find yourself in close proximity to schools, parks, Asian restaurants, and groceries, as well as Woolworths, Coles, and public transport. The convenience of this location cannot be overstated, with everything you need right at your doorstep. Plus, it's only a 10-minute drive to the city, making it perfect for commuters. This property offers high rental yield for investors and is perfect for first-time home buyers. Don't miss this opportunity to own a stunning home in a prime location! With its modern features, convenient location, and array of high-quality amenities, this home is sure to impress. Contact Team Raymond Pham 0430 035 933 today to arrange a viewing and take the first step towards making this dream home yours. Add this gem into your investment portfolio. CT 6260/949 Year Built / 2021 (approx) Land Size / 181sqm (approx) Building Size / 123sqm (approx) Zoning / GN - General Neighbourhood Local Council / Port Adelaide Enfield Construction / Brick Veneer Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. 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