



Athelstone, 20B Woodlands Road

Sold by George De Vizio & Julian Rullo of LJ Hooker
Adelaide Metro



For Sale
\$1,250,000 - \$1,290,000

View
ljhooker.com.au/WP7FDG

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Discover the perfect blend of luxury, comfort, and contemporary design in this exceptional 4-bedroom family home. Overlooking the serene Fifth Creek, this stunning residence offers an unparalleled blend of style and practicality, making it an ideal choice for first-home buyers (with potential stamp duty exemptions), families, investors, or even downsizers seeking the convenience of a ground-floor master suite.

Step inside to discover a spacious open-plan living, dining, and kitchen area that seamlessly blends comfort with modern elegance. The entertainer's kitchen is a standout feature, boasting Smeg appliances, stone benchtops, a gas cooktop, a dishwasher, and a dedicated preparation space-perfect for hosting family and friends. Sliding stacker doors extend the living space outdoors to a covered alfresco area, allowing for effortless indoor-outdoor entertaining all year round.



LJ Hooker Glynde
(08) 8336 3899

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The master bedroom, conveniently located on the ground floor, is a peaceful sanctuary overlooking the creek featuring a walk-in robe and ensuite. Upstairs, three additional bedrooms with mirrored built-in robes are serviced by the main bathroom, tiled from floor to ceiling and complete with a relaxing bathtub. A second living area on the upper level offers a peaceful escape, opening onto a spacious balcony where you can enjoy your morning coffee while listening to the soothing sounds of nature.

What you'll love;

- Overlooking Fifth Creek
- Stamp Duty exemption for first home buyers
- 8.8kw Solar System
- Open plan kitchen/living and dining
- Covered outdoor entertaining area with gas point and water
- Master bedroom boasts built-in robes and ensuite
- Reverse cycle air-conditioning
- Abundance of storage
- Low Maintenance

Perfectly positioned within walking distance of Athelstone Shopping Centre, nearby playgrounds, and excellent schools, this home delivers the ultimate in convenience and lifestyle. Don't miss this rare opportunity to secure a residence that truly has it all.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WP7FDG
Property Type	House
House Size	259 m2
Land Area	300 m2
Including	Ensuite Toilets (3) Alarm Balcony Built-in-Robes Solar Panels

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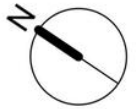
GROUND FLOOR



FIRST FLOOR

- Ground Floor Living - 104.5m²
- First Floor Living - 87.5m²
- Garage - 35.7m²
- Porch - 2.2m²
- Alfresco - 19.4m²
- Balcony - 10.4m²
- Total - 259.7m²

Measurements are approximate



20 Woodlands Road, Athelstone SA 5076

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