



## Nairne, 37 Woodside Road

The Perfect First Home, With Room To Grow!



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BW4GJU](http://ljhooker.com.au/2BW4GJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

Welcome to 37 Woodside Road, a location and a home that you will undoubtedly cherish as your own. This home encapsulates low maintenance living on a manageable corner allotment of approximately 398 square metres. It presents the perfect opportunity for those seeking a simplified, easy-care lifestyle, or perhaps for the savvy investors among us, the ideal addition to your investment portfolio.

Features you'll love:

- \*Three generous bedrooms
- \*Built-in robes to bedrooms 1 & 2
- \*Spacious living area and dining
- \*Easy-care floor boards in the living area and hallway
- \*Spacious kitchen with sufficient storage and electric cooktop and breakfast bar
- \*Split system heating and cooling in living area for year-round comfort
- \*Bathroom with separate toilet



**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.

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\*Ample off-street parking with secure carport with manual roller door

\*Large paved verandah area the ideal spot to host the family BBQ!

\*Fully fenced yard area

\*Walking distance to Woodside Dog Park & Byethorne Park

No matter your situation, this home is sure to impress. It offers the perfect opportunity to add your own touches and colour schemes to truly make it your own.

Located just a short distance from local schools, popular cafes, and shopping, this is one you will not want to miss. Register your interest with Ryan Graham today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

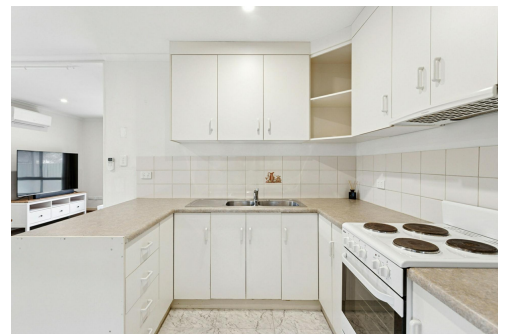
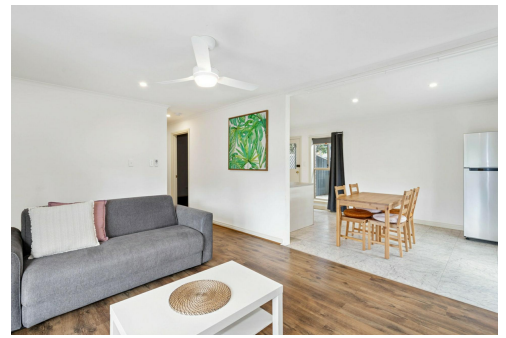
|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 2BW4GJU |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 123 m2  |
| <b>Land Area</b>     | 398 m2  |

**Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

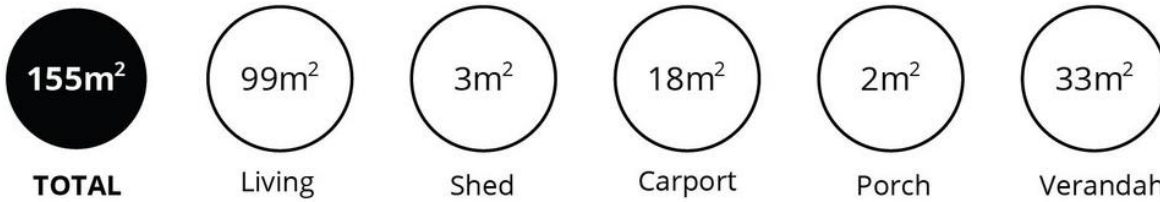
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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