



11 Woodall Court, Willaston

Cozy home in a quiet street!

A lovely opportunity awaits in this quiet & friendly court! This comfortably sized house has the potential to be a fantastic home or investment sitting on a spacious & low maintenance allotment. With conveniently close proximity to common travel routes & an abundance of amenities makes this a highly desirable option in the market! Being offered as a blank canvas, with a renovated bathroom & incredible potential, let your imagination run free & secure this exciting opportunity before it's too late!

Property Features:

- Master bedroom with built-in robe.
- Bedroom 2 & 3 generously sized.
- Beautifully updated bathroom areas.
- Spacious & comfortable lounge room.
- Neat & tidy dining space
- Kitchen offering ample cabinetry, bench space and appliance opportunities.
- Laundry with external access.
- Verandah offering an abundance of undercover outdoor space.
- Sizeable backyard well looked after.
- Multiple sheds.
- Side gate providing access to the main shed capable of storing 2 vehicles.

3 1 1

FOR SALE

Please Call

AGENTS

Matthew Nudo
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Maigen Norman
0418 557 597
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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

- Ceiling fans in all bedrooms.
- Split system in lounge room for heating & cooling.
- Quality window treatments & surface materials throughout.
- Highly desirable & quiet positioning.
- Friendly & welcoming neighbourhood.

Close to local amenities such as Gawler Primary School, Xavier College, & shopping surrounding the main street of Gawler. A short trip from the heart of Gawler, easy access to the Northern Expressway & Main North Road. 45 minutes (approx.) from Adelaide's CBD.

If you are interested in this amazing property, please contact Matthew Nudo on 0497 804 034 or Maigen Norman on 0418 557 597 for any enquiries or to register your interest. Act quick, as this will not last long!

CT/ 5702/ 849
Land size / 591m2 (approx.)
Internal Living / 102m2 (approx.)
Year Built / 1985

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 343733

MORE DETAILS

Property ID	1VWAG54
Property Type	House
House Size	102 m2
Land Area	591 m2
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Water Tank



Matthew Nudo 0497 804 034

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Living:	90.42SQ.M
Garage:	42.00SQ.M
Shaded/Aviaries:	15.66SQ.M
Shed/Porch:	15.56SQ.M
TOTAL:	163.74SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.