



## Willaston, 17 Woodall Court

Make it your own!

Nestled in a peaceful neighbourhood, this 3-bedroom home offers the perfect balance of convenience and low maintenance living. With the added bonus of an optional 4th bedroom or rumpus room, this home can easily adapt to your family's needs, whether you require an extra bedroom, a playroom, or a home office.

While the home does need some TLC, it's a fantastic opportunity to renovate and make it your own. Whether you're looking for a project or a home to grow into, this property offers endless possibilities.

Features include:

- \* Main bedroom with built-in robe and ceiling fan.
- \* Bedroom 2 and 3 are generous in size.
- \* The kitchen is complete with an electric stove top and ample cabinetry.



**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.

**SOLD**



**For Sale**  
\$499,000 - \$539,000

**View**  
[ljhooker.com.au/1V69G54](http://ljhooker.com.au/1V69G54)

**Contact**  
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0418 557 597  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Rumpus room/4th bedroom with air conditioning wall unit.
- \* Ducted reverse cycle airconditioning.
- \* Roller shutters on all front windows.
- \* Solar System.
- \* Single carport.

For any further information, or to make a time to inspect this property, please contact Maigen Norman on 0418 557 597.

CT/ 5314/727

Land Size/ 540m2

Internal Living/ 103m2

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

## More About this Property

<b>Property ID</b>	1V69G54
<b>Property Type</b>	House
<b>House Size</b>	112 m <sup>2</sup>
<b>Land Area</b>	540 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Solar Panels Water Tank

**Maigen Norman 0418 557 597**  
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SITE PLAN  
NOT TO SCALE

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