



7 Mildara Close, Woodcroft

A Charming Start in Woodcroft

For the first home buyer who has been watching the market, waiting for the right moment and the right place, this is it. Set in a quiet close in the heart of Woodcroft, this three bedroom home sits on an approx. 360m2 and offers something that is becoming increasingly difficult to find: a genuine foothold in an established suburb, with the freedom to renovate at your own pace and make it entirely yours.

Built in the early 90's, the home carries a quiet charm from the moment you arrive. The Tudor inspired facade compliments the street appeal - the kind of character that sets a home apart before you even step inside. Within, the three bedrooms and two separate living areas offer warmth and comfort, while the tiled kitchen features a window that frames a peaceful outlook over the backyard. A separate laundry and two-way ensuite with separate toilet complete this well considered floorplan.

Outside, the backyard unfolds with a personality of its own. Retaining walls create natural definition across the levels, with steps rising to a landing perfect for whoever appreciates a little garden life. It is a space that, with some vision and care, could become something truly lovely.

A secure roller door carport and additional parking for a second

3 1 1

FOR SALE

Best Offers By Mon 15th June at 1pm

AGENTS

Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au

AGENCY

LJ Hooker St Peters

(08) 8362 8008

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.

LJ Hooker

vehicle take care of the practicalities as well as security and privacy for when you leave or arrive.

What We Love:

- Tudor inspired facade with stone features
- Large undercover outdoor entertaining area
- Carport with roller door as well as driveway space for a second vehicle
- Large master bedroom with two-way ensuite
- Two separate living areas offering flexible living
- Established Woodcroft location close to schools, shops, parks and transport

This is a suburb built for everyday living. Local schools, shopping, public transport and parklands are all comfortably within reach, making this a location that will serve you long after the renovations are done. The first chapter of your homeownership story starts somewhere. Why not here?

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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2ECMFDZ
Property Type	House
Land Area	360 m2

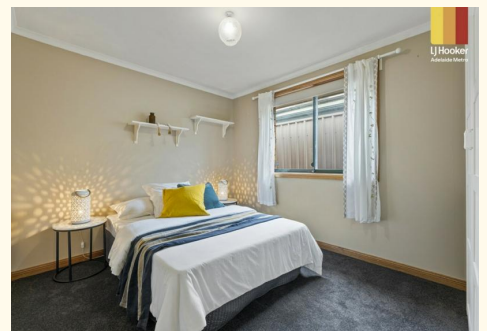
Luke Mitchell 0411 703 055

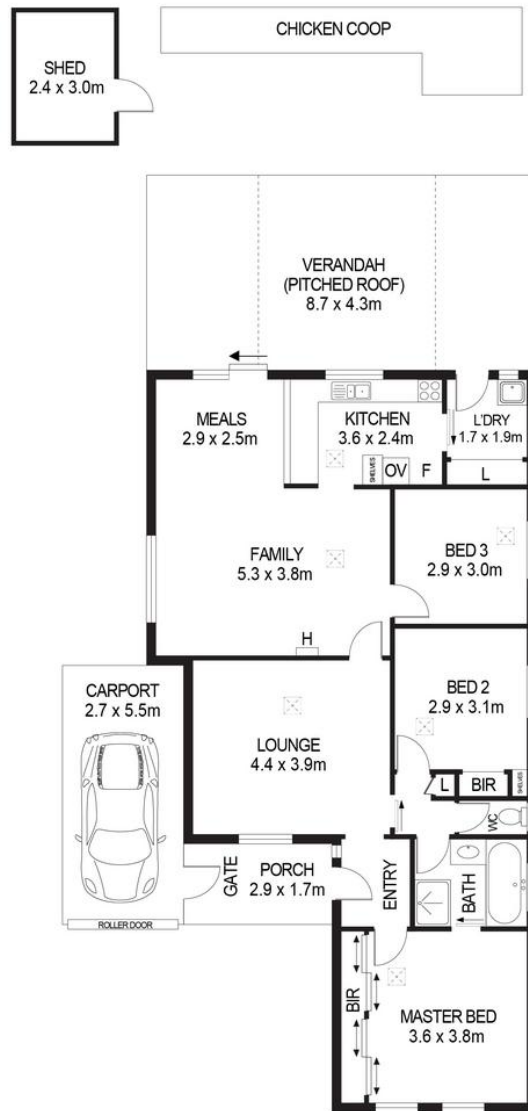
Sales Consultant | luke.mitchell@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





7 MILDARA CLOSE, WOODCROFT

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



IMAGES AND FLOORPLAN BY:
IN-HOUSE
IMAGING
inhouseimaging.com.au