



109 Humphries Terrace, Woodville Gardens

3 1 2

## Sold by Luke Mitchell & Troy Tyndall of LJ Hooker Adelaide Metro

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

Discover the perfect blend of lifestyle, location and potential with this 3 bedroom home on a corner block bursting with potential for first home buyers, renovators and investors. Located in a highly sought after area, it offers a blend of convenience, lifestyle and opportunity.

As you enter you will discover a light filled lounge area taking full advantage of the Eastern sun. The large open plan kitchen and dining area serves as the heart of the home, perfect for daily family living or entertaining friends. Extending outdoors, the undercover entertaining area provides a versatile space for BBQs, celebrations or simply relaxing with a coffee to start your day.

Three good sized bedrooms offer ample space for the whole family, with bedroom 3 lending itself to be easily converted to a home office space if needed.

Remote controlled garage with a long carport offers both privacy and security when coming and going from the home. The long carport offers plenty of room for vehicles, trailers or even a small boat.

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

What truly sets this home apart is its unbeatable location and the lifestyle it offers. Nestled within walking distance to Arndale Shopping Centre, you'll have an array of retail options, cafes and restaurants right on your doorstep. Whether it's grabbing a quick coffee, enjoying a meal out or tackling your weekly shop, everything is within easy reach.

With the CBD and famous beaches less than 10km away, this location is all about lifestyle.

For those who love the outdoors, this home is perfectly positioned. Spend weekends soaking up the sun and sea air at nearby beaches or exploring the walking trails at Ferryden Park Reserve. Golf enthusiasts will appreciate being moments from Regency Park Golf Course, while nature lovers will find plenty of green spaces to relax and recharge.

The potential here is endless. Move in and enjoy a comfortable home in a vibrant location, or take advantage of the opportunity to renovate and add your own style.

For investors, this property represents a fantastic chance where demand for rental properties remains high.

A home that offers comfort, convenience and so much opportunity doesn't come along often. Whether you're looking to settle in or make your mark, this is one you won't want to miss!

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

## MORE DETAILS

Property ID	2CJXFDZ
Property Type	House
Land Area	468 m2

**Luke Mitchell 0411 703 055**

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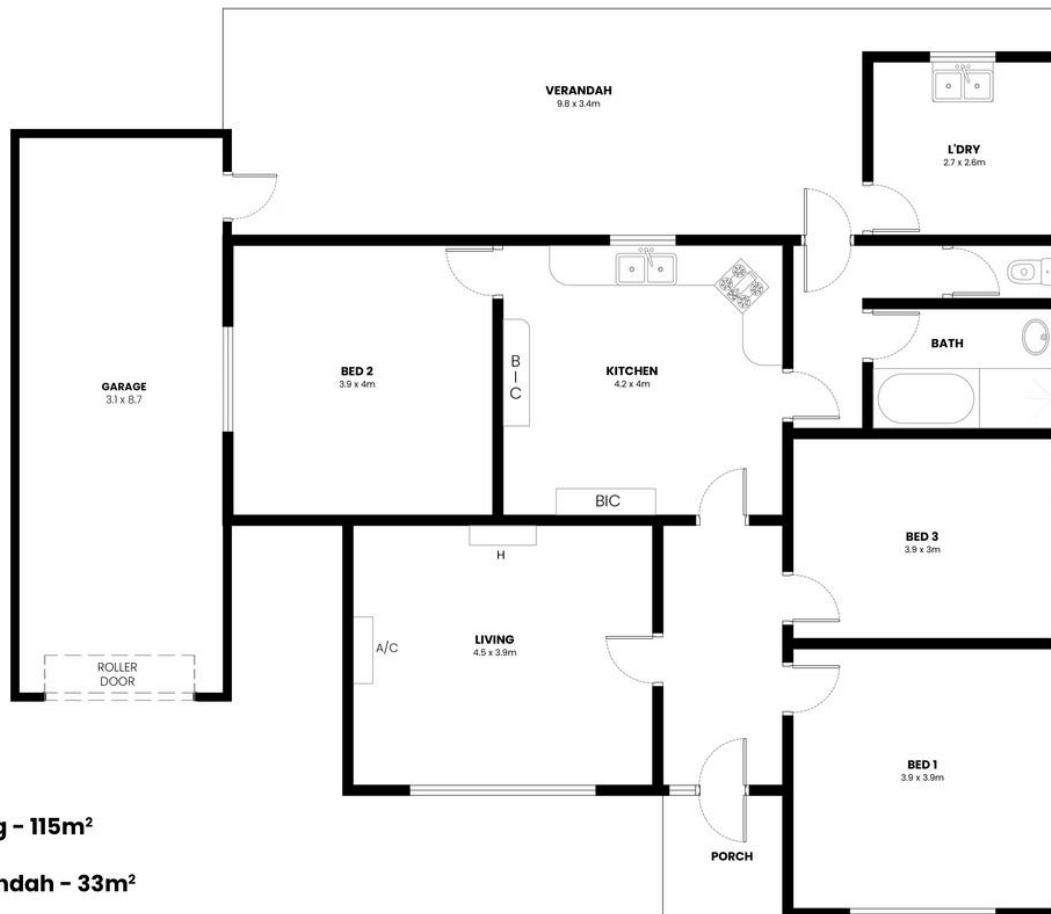
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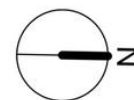
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- Living - 115m<sup>2</sup>
- Verandah - 33m<sup>2</sup>
- Garage - 27m<sup>2</sup>
- Total - 175m<sup>2</sup>

Measurements are approximate



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**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.