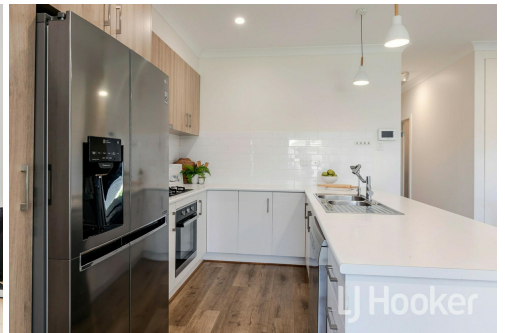
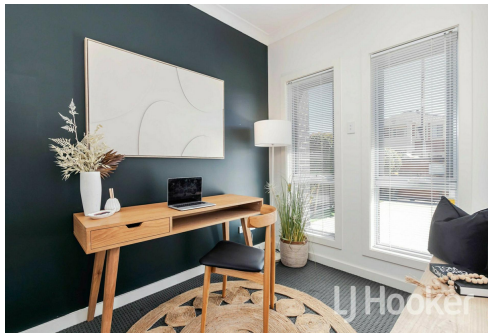
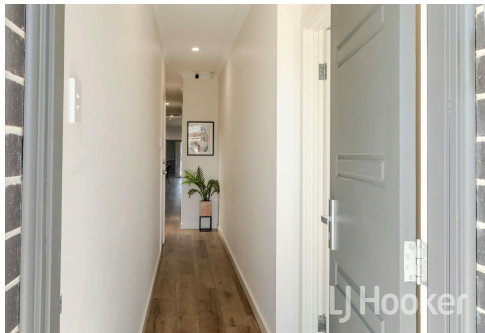




Woodville Gardens, 15A Essex Street

Stunning, Stylish, Modern!

Auction Location: On-Site

Welcome to this stunning, modern, Torrens titled family home located in Woodville Gardens. This beautifully designed home, built in 2019, offers the perfect blend of contemporary living and practical features.

At its heart, the home boasts a generous open-plan kitchen, living, and dining area, creating a seamless space for everyday living and entertaining. The modern kitchen features sleek stainless-steel appliances. This space flows seamlessly to glass sliding doors, which open to a covered alfresco area and a low-maintenance backyard and outside studio.

The master bedroom features a designer ensuite and a spacious walk-in robe. The remaining two bedrooms are generously sized and both feature built-in robes. The stylish

3 2 1

For Sale

SOLD by Phuong Nguyen ph. 0413 803 885

View

ljhooker.com.au/HMWH67

Contact

Phuong Nguyen

0413 803 885

phuongn@ljhfp.com.au



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.

LJ Hooker Flinders Park
(08) 8352 1155

main bathroom is equipped with a stunning tiled bathtub and a large shower. Extra storage is provided with a linen cupboard in the hallway.

Property Features

- Stylish kitchen with stainless steel appliances with ample bench space and cabinetry
- Open plan living and dining area
- 3 spacious bedrooms
- Master with walk-in robe & ensuite
- Additional bedrooms both feature built-in robes
- Study, office or 4th bedroom
- Large main bathroom
- Added storage & quality cabinetry
- Zoned ducted reverse cycle air conditioning
- Alfresco entertaining space
- Lock up car port with panel lift door
- Electric gate for added security

Situated in a convenient location close to Arndale and St Clair shopping centres, moments from quality schooling, public transport, restaurants & cafes All of this whilst being only a short commute to the city.

For more information please contact Phuong Nguyen on 0413 803 885.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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More About this Property

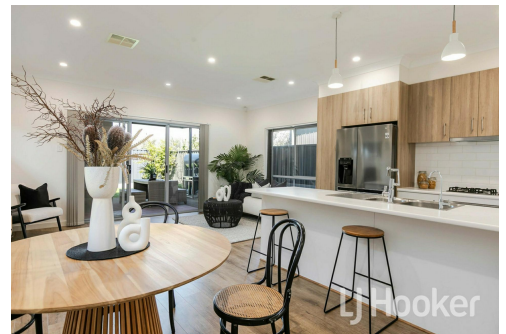
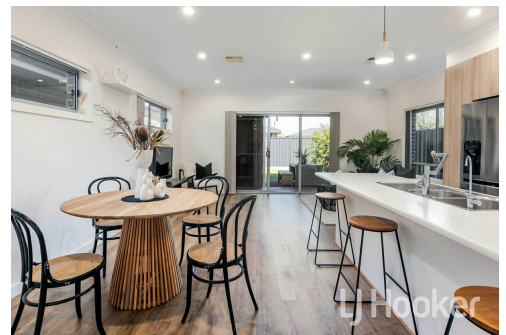
Property ID	HMWH67
Property Type	House
Including	Toilets (2)

Phuong Nguyen 0413 803 885

Property Consultant | phuongn@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



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Area (estimate only)	
Living	119.2 m ²
Outdoor Entertaining	31.9 m ²
Garage	16.4 m ²
Pergola	5.9 m ²
Studio	5.5 m ²
Porch	3.6 m ²
Total	182.5 m²

For illustrative purposes only.
All measurements are approximate