



Woodville Gardens, 6 Colonel Street

Sold Prior To Auction!

3 1 1

For Sale

Sold Prior To Auction

View

ljhooker.com.au/4XZTFE8

Contact

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Nestled in the heart of Woodville Gardens, this charming 50s built 3-bedroom house presents a splendid opportunity for those seeking an accessible entry point into the market, or a wise investment in a suburb that continually attracts interest. With a modest floorplan, the home is situated on an approximately 342 square meter allotment, providing ample space for comfortable living, with room to grow.

The location at 6 Colonel Street is particularly strategic, offering a desirable setting for a wide array of buyers. Residents will appreciate the convenience of being close to schools, shops, and transport, making it a highly sought-after position within the market. Whether the allure is the warm wooden floorboards underfoot, the refreshing air conditioning on a hot day, this house is designed to be a welcoming retreat from the bustling world outside. The practicality of having a single garage adds to the array of appealing attributes this home presents.



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.

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Key features of this property include:

- Three bedrooms, 2 with built-in-rob
- Bathroom with character timber vanity, bathtub
- Lounge room with feature mantelpiece, cosy gas fire
- Functional kitchen, ample storage, gas stove
- Classic wooden floorboards throughout, exuding warmth and character
- Ducted evaporative cooling
- Cost effective 2.5kw Solar System
- Single garage providing secure parking
- Fenced outdoor yard providing a blank canvas to create your dream oasis
- Desirable location benefits including proximity to schools, shopping, and public transport

This residence positions itself as an attractive proposition for first-home buyers, downsizers, or savvy investors who are looking to capitalize on a solid home with potential for growth and personalization. With its solid construction and prime location, it stands as a testament to affordability without compromising on daily convenience and lifestyle benefits.

For more information about the property, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it 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 175322

More About this Property

Property ID	4XZTFE8
Property Type	House

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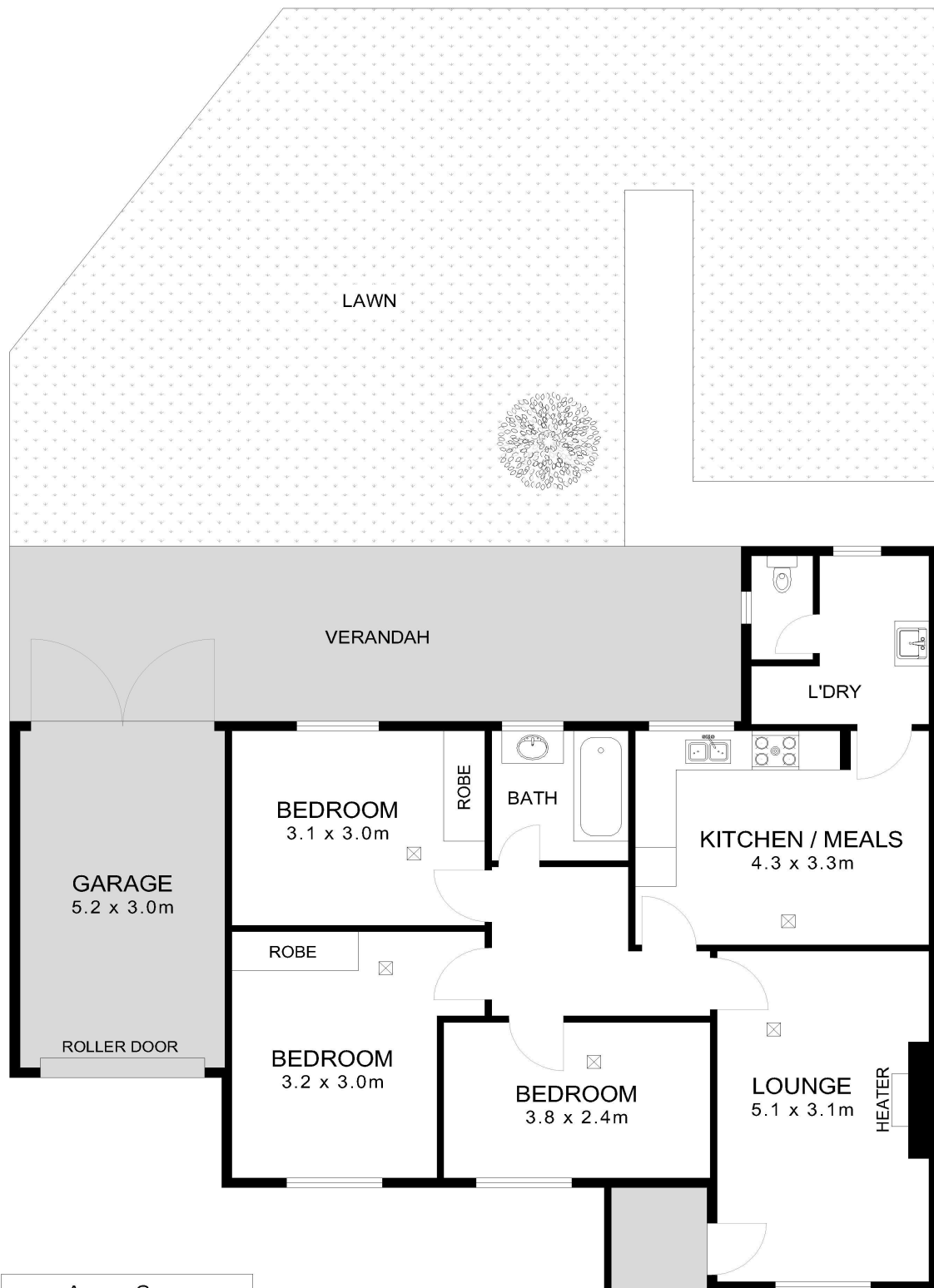
139 Tapleys Hill Road, SEATON SA 5023

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Approx Gross
 Living= 82m²
 Garage = 16m²
 Verandah = 29m²
 Porch = 2m²
 Total = 129m²

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For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography