

## Woodville Gardens, 74 Eighth Avenue

### Secure, Spacious & Effortless Low Maintenance Living

Step into this neatly presented townhouse offering modern, low-maintenance living with all the space you need for today's lifestyle.

This double-storey home comprises three generously sized bedrooms, including a light-filled master suite complete with mirrored built-in robes and serene park views-the perfect retreat after a long day. The large two-way bathroom adds functionality and convenience for families or guests.

At the heart of the home is the well-appointed kitchen, featuring quality stainless steel appliances, gas cooktop, dishwasher, and ample bench space. Overlooking the open-plan family and meals area, this space is designed for easy entertaining and everyday comfort. A separate formal dining area at the front of the home offers additional living space-ideal for hosting family dinners, working from home, or simply relaxing.

3 1 2

**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Levi Proude**  
0434 277 315  
levi@ljhookerwestlakes.com.au  
**Rosemary Auricchio**  
0418 656 386  
rosemarya@ljhookerwestlakes.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 West Lakes | Henley Beach**  
**(08) 8347 3666**

Additional Features Include:

- Secure double garage with electronic doors and direct internal access
- Tiled living areas for a modern, low-maintenance lifestyle
- Spacious undercover entertaining area overlooking a neat lawn and established gardens
- Fully fenced rear yard, perfect for children or pets
- Ducted reverse cycle air conditioning for year-round comfort
- Convenient downstairs guest toilet and separate laundry with outdoor access
- Abundant storage options throughout, including linen cupboards
- Stylish neutral tones throughout to suit any decor

Enjoy the peace and privacy of this secure, well-maintained home, with delightful park views from the upper level providing a tranquil backdrop. Conveniently positioned close to local shopping, transport, and amenities, this is an excellent opportunity for first home buyers, downsizers, or investors alike.

A lifestyle of comfort, security, and convenience awaits.

For more information or to arrange a viewing, contact Levi Proude on 0434 277 315 or Rosemary Auricchio 0418 656 386

Disclaimer:

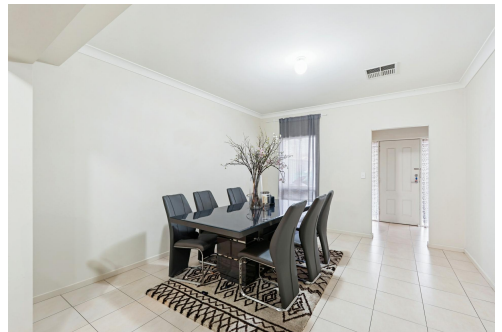
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's 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	4ZGCFE8
Property Type	House

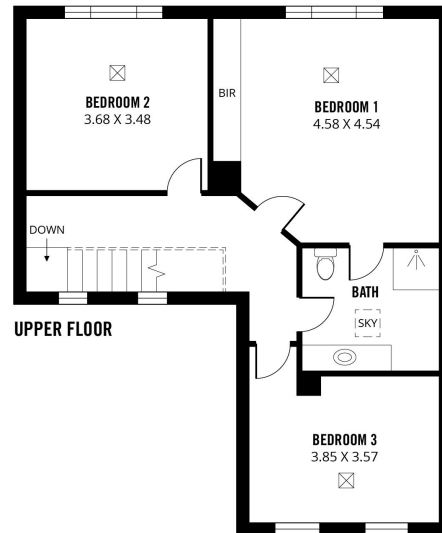
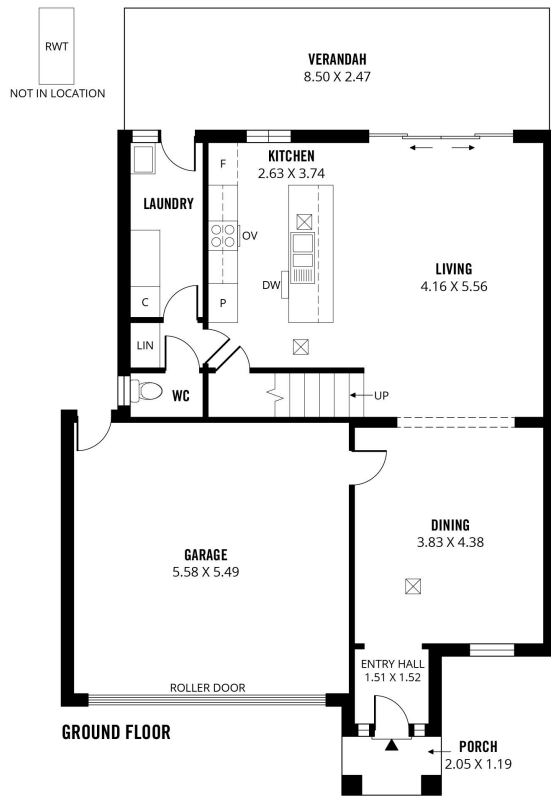
**Levi Proude 0434 277 315**  
Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)  
**Rosemary Auricchio 0418 656 386**  
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**  
139 Tapleys Hill Road, SEATON SA 5023  
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.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 West Lakes | Henley Beach  
(08) 8347 3666**



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**