



9 Ginger Street, Woodville Gardens

A Modern Home for a Relaxed Lifestyle

This recently built modern property is ready for you to move straight in and enjoy. An abundance of natural light fills the interior, where a north-facing aspect, high ceilings and large windows create a wonderful sense of space. A fresh, neutral colour palette adds to the bright and welcoming feel throughout. The spacious open-plan living area offers plenty of room to come together or relax at the end of the day. Designed for effortless, low-maintenance living, the property offers comfort and convenience for first home buyers, families, couples and investors alike.

Property Features:

- Built in 2024 with a north-facing aspect and high ceilings throughout
- Spacious open-plan living, dining and kitchen area
- Kitchen with spacious benchtop and breakfast bar, gas cooktop, oven, dishwasher, large sink, pantry and microwave alcove
- Living and dining area with large windows and sliding doors leading out to the outdoor entertaining area
- Three good-sized bedrooms
- North-facing main bedroom with walk-in wardrobe and ensuite with vanity, shower and toilet

3 2 4

FOR SALE

\$899,000 - \$969,000 Offers Closing 17 Nov 6pm USP

VIEW

Sat 31st Oct @ 9:30AM - 10:00AM

AGENTS

Rosemary Auricchio
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AGENCY

LJ Hooker West Lakes | Henley Beach
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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.



- Bedrooms 2 and 3, both with built-in wardrobes
- Main three-way bathroom with bathtub and shower, plus a separate vanity and toilet
- Good-sized laundry with external access
- Built-in linen cupboard
- Fully enclosed backyard with lawn area and irrigation system
- Generous automatic drive-through double garage with space for two vehicles and access to the backyard for a trailer or boat
- Reverse-cycle air conditioning and ducted heating
- Tool shed
- Security cameras
- Floorboards

Enjoy a convenient lifestyle with plenty of opportunities for recreation nearby, including The Parks Recreation and Sports Centre, Regency Park Community Golf Course, St Clair Recreation Centre and local reserves. Shopping is easy, with Armada Arndale approximately a 15-minute walk or a short drive away, offering department and boutique shopping, cafés, entertainment and groceries. St Clair Village is also within easy reach. Families have a choice of nearby schools, including Woodville Gardens School, St Joseph's Memorial School and Woodville High School, while bus routes within walking distance provide convenient options for commuters travelling to the city.

For further information please contact Rosemary Auricchio on 0418 656 386, or Desi Moutzouris on 0434 277 315.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID 511YFE8
Property Type House
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Dishwasher
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Levi Proude 0434 277 315

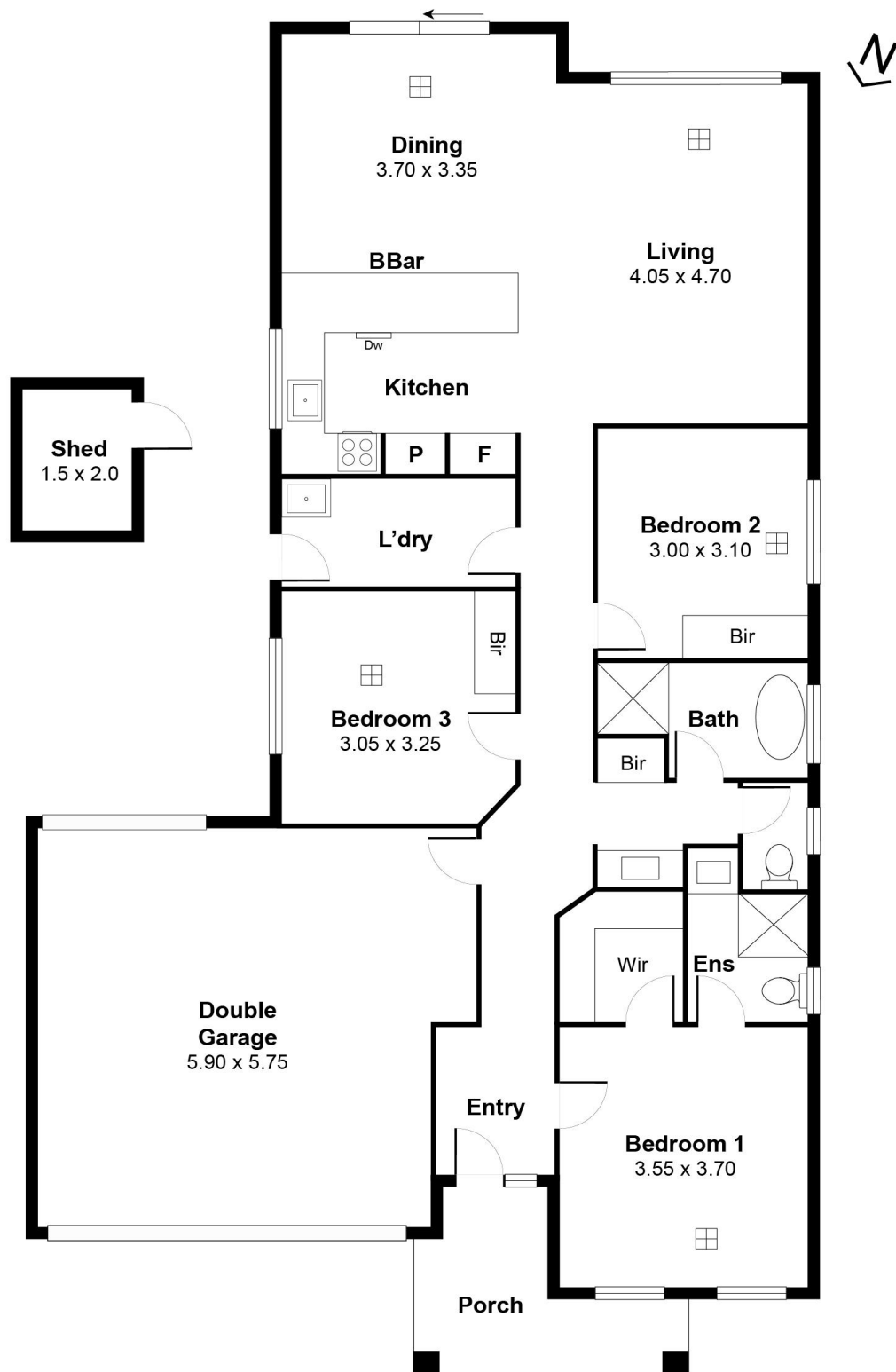
Sales Representative | levi@ljhookerwestlakes.com.au

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Internal **187m²**

External **10m²**

Total **197m²**

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.

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 **LJ Hooker**