



14 Carlton Crescent, Woodville North

Charming and Ready For You!

Situated on Carlton Crescent, Torrens titled and set on approx. 458 SQM, this charming home is ready for its next owner, offering an impressive private rear garden and a versatile floor plan.

This is a fantastic opportunity to secure a home in a location you'll truly love, perfectly positioned moments from Torrens Road for an easy commute to either the Adelaide CBD or the Adelaide coastline.

Features include:

- Three upstairs bedrooms
- Master bedroom with built in robe and ceiling fan
- Split system heating/cooling on the second level
- Main bathroom with shower and toilet on second level
- Updated kitchen with breakfast bar, gas-cooktop, electric oven and sufficient storage
- Split system heating/cooling on the ground level
- Additional updated detached bathroom at the rear of the property
- Large rear garden, the perfect place for the family pet or the ideal spot to take in the afternoon sun
- Ample off-street parking with drive-through access carport along with several parking spaces at the front of the property

This home is perfectly positioned within a short commute to historic Port Adelaide, Alberton Oval and Semaphore Beach and is zoned for

3 1 2

FOR SALE

Please Call

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

both Woodville High School and Woodville Gardens Primary School.

Conveniently located close to St Clair Railway Station, multiple bus stops along Torrens Road and local shopping including St Clair Village and nearby cafés.

Don't let this become another missed opportunity, register your interest with Ryan Graham today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2CXZGJU
Property Type	House
House Size	84 m ²
Land Area	458 m ²

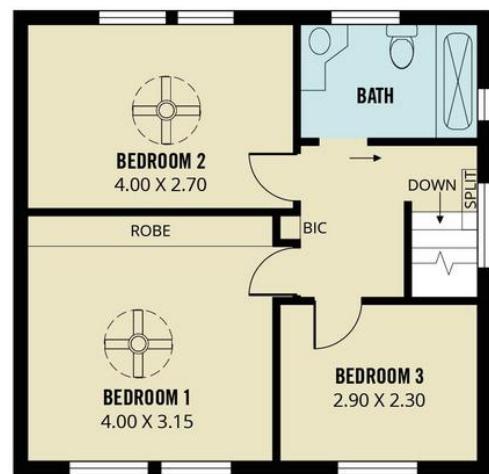
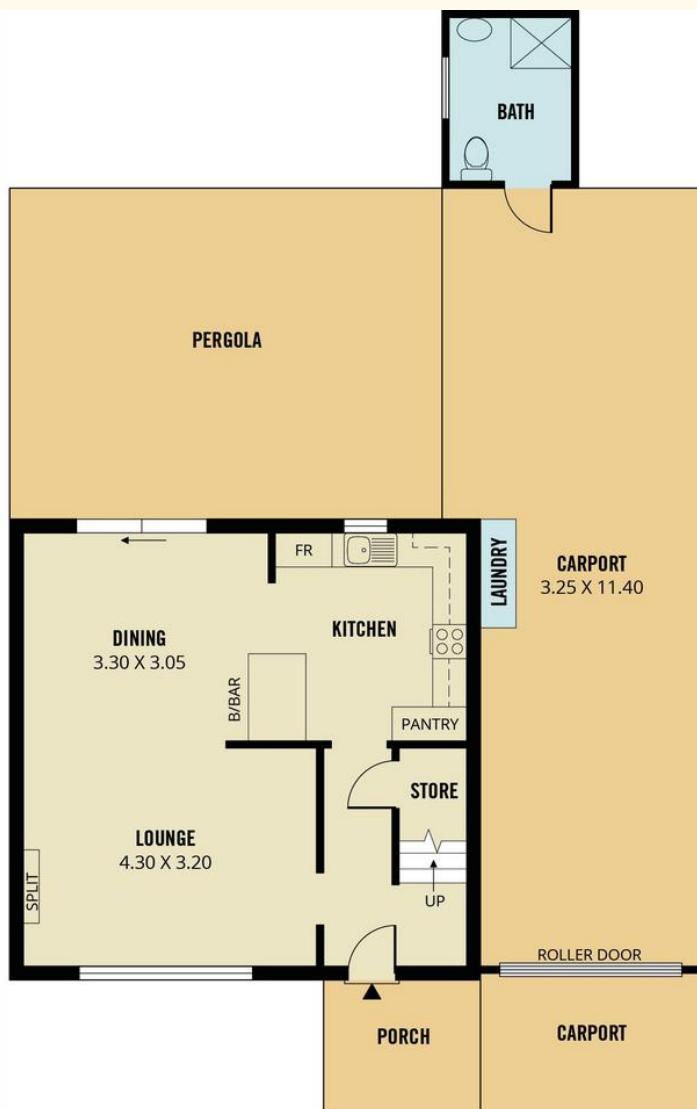
Ryan Graham 0400 912 287

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UPPER LEVEL

197m²
TOTAL

99m²
Living

15m²
Shed

47m²
Carport

5m²
Porch

31m²
Pergola

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.

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