



13 Blue Gum Avenue, Woodville North

Rare 4-Bedroom Townhouse with Direct Reserve Access

Positioned in the sought-after suburb of Woodville North, this well-maintained four-bedroom townhouse offers a relaxed, low-maintenance lifestyle, ideal for first homebuyers, young families, or investors. The property enjoys direct access to a generous reserve at your back gate, providing a peaceful green space for outdoor enjoyment.

Designed for practical living, the open-plan living and dining area is the heart of the home, featuring floating floors and neutral tones that create a welcoming atmosphere. The modern kitchen, equipped with stainless steel appliances, ample storage, and a breakfast bar, is perfect for everyday living. Sliding doors lead to a private, fully fenced and enclosed courtyard, ideal for entertaining or unwinding outdoors.

Property Features:

- Four spacious bedrooms
- Master bedroom with built-in wardrobe and direct bathroom access
- Two-way bathroom with separate shower, bath, vanity, and toilet
- Open-plan lounge and dining area with floating floors
- Modern kitchen with stainless steel appliances, including gas

4 1 1

FOR SALE
\$739,000 - \$769,000

VIEW
By Appointment

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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.



cooktop, oven, and breakfast
bar

- Private entertainment courtyard with reserve access gate
- Laundry and powder room downstairs
- Ducted reverse cycle air conditioning throughout

Situated in a quiet street, this home enjoys easy access to several nearby parks, including Fawk Reserve and Robert Haigh Reserve, offering plenty of green space for relaxation and outdoor activities. The large reserve behind the home provides an ideal setting for morning walks, outdoor relaxation, or family activities.

Local schools, including Woodville High School and Pennington Primary School, are just a short drive away, while TAFE SA Regency Park and Regency Park Golf Course are within close proximity. Shopping is a breeze with Arndale Central and Westfield West Lakes offering a variety of shops, cafés, and dining options.

Public transport is easily accessible, with bus stops close by that connect to the Adelaide CBD and surrounding suburbs. This property offers the perfect balance of lifestyle and convenience, making it an excellent choice for families, first homebuyers, or investors looking for a low-maintenance home in a prime location.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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 DETAILS

Property ID	5096FE8
Property Type	Townhouse
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

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