



Woodville Park, 53a Ranelagh Street

Charming, comfortable & convenient on generous 597sqm allotment

Greeted with a charming stone fronted facade, this home oozes potential plus in one of Woodville Park's tightest held locales. The comfortable, large, light-filled living room welcomes you into the home, carpeted flooring and a space heater makes this room extra cosy.

Across the hall is the spacious eat-in kitchen that the inner chef in you will adore, with plenty of bench and cupboard space to utilize.

The two bedrooms are comfortable and spacious, with enough room for cupboards or a home office.

2 1 2

For Sale

\$740,000

View

ljhooker.com.au/W5VHDM

Contact

Thanasi Mantopoulos

0421 188 498

thanasi@ljhooker.me

Justin Peters

0423 341 797

justin@ljhooker.me



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A central bathroom just off the main hallway that services both bedrooms includes a separate bathtub. The large laundry at the back of the home has a separate toilet.

The large back yard is a blank canvas ready for you to create your own oasis, with an undercover entertaining area and garage for extra storage.

The home will be comfortable all year round with reverse cycle ducted air conditioning as well as external roller shutters on external windows.

Conveniently located close to Arndale Shopping Centre and walking distance to Woodville Park trains station. Local parks, schools and sporting grounds are nearby including St Clair Recreation Centre.

Key Features

- Light-filled lounge with gas heater
- Eat-in kitchen with plenty of storage and floorboards
- Two good-sized bedrooms off the main hallway
- Central bathroom with separate shower/bath
- Separate toilet accessible through the laundry
- Laundry has a double sink and linen cupboard
- Ducted reverse cycle air conditioning
- Low maintenance garden with undercover entertaining area
- Drive through carport leading to the garage at the rear
- External roller shutters to the home

Specifications

Title: TBC

Year built: TBC

Land size: 597sqm (approx)

Site dimensions: TBC

Council: City of Charles Sturt

Council rates: \$1252.95pa (approx)

ESL: \$142.20pa (approx)

SA Water & Sewer supply: \$167.84pq (approx)

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More About this Property

Property ID	W5VHDM
Property Type	House
Land Area	597 m ²
Including	Close to Schools Close to Shops Close to Transport

Thanasi Mantopoulos

Sales Executive | thanasi@ljhooker.me

Justin Peters

Principal | justin@ljhooker.me

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206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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