







3/2A Garth Street, Woodville Park

Contemporary Living in a Convenient Location

Best Offer by Wed. 11th Nov. at 5:00pm (USP)

Offering a practical combination of space, functionality and low maintenance living, this well presented double storey residence at Unit 3, 2A Garth Street, Woodville Park presents an appealing opportunity for owner occupiers and investors alike. Featuring three bedrooms and two bathrooms, the property combines everyday functionality with a convenient location close to local schools, shopping, parks and public transport.

Upon entry, the ground floor opens into a well appointed open kitchen, dining and living area, where the open plan design creates a natural flow between each space. Floating floorboards extend throughout the lower level, while ducted reverse cycle air conditioning ensures year round comfort. The kitchen and adjoining living areas provide a practical setting for everyday living, with direct access to the outdoor courtyard offering additional space to enjoy. A separate toilet beneath the staircase further complements the functionality of the ground floor.

The upper level is dedicated to accommodation, comprising three bedrooms with carpet fitted throughout. The master bedroom features

3 2 2

FOR SALE
$650K - $700K

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

a walk in wardrobe and private ensuite, while the remaining two bedrooms each include built in wardrobes. The main bathroom is also conveniently located upstairs, providing a well arranged layout that keeps all accommodation and bathroom facilities together.

The Highlights:
- Three upstairs bedrooms, all fitted with carpet
- Master bedroom featuring an ensuite and walk in wardrobe
- Two additional bedrooms with built in wardrobes
- Two bathrooms, plus a separate downstairs toilet
- Open plan kitchen, dining and living area
- Floating floorboards throughout the ground floor living area
- Ducted reverse cycle air conditioning throughout
- Outdoor courtyard with outdoor living
- Single garage plus an additional off street car space
- Suitable for owner occupiers and investors alike

Location Highlights:
Situated in the established suburb of Woodville Park, this address offers convenient access to local schools, shopping and recreational facilities, all less than 20 minutes from the Adelaide CBD. Nearby schools include Whitefriars Catholic School, Woodville Primary School and St Margaret Mary's School.

Enjoy the outdoors at Woodville West Reserve, MJ McInerney Reserve and St Clair Playground, while Welland Plaza Shopping Centre, Armada Arndale Shopping Centre and St Clair Village cater to everyday shopping needs.

Public transport is readily accessible, with a short commute to the train station providing a convenient connection to the Adelaide CBD in approximately 10 minutes. For coffee and dining, local favourites include Two Sisters Cafe, Bread & Butter and First Things First Coffee, adding to the appeal of this well connected location.

For more information contact:
Gerard Pacillo 0431 596 145
Alessio Vozzo 0410 837 446

To register your interest or to make an offer, click the link below:
https://go.propps.com/l/mCGeqBLWmmgj

Disclaimer:
Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise

RLA 215339

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MORE DETAILS

Property ID	K5CH67
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Water Tank

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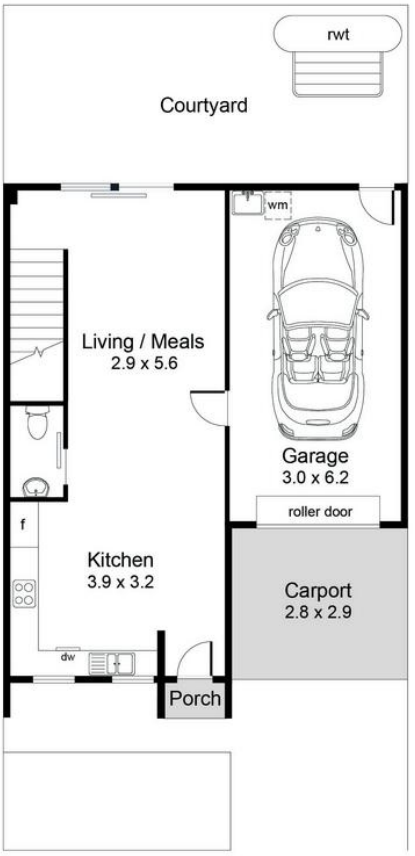




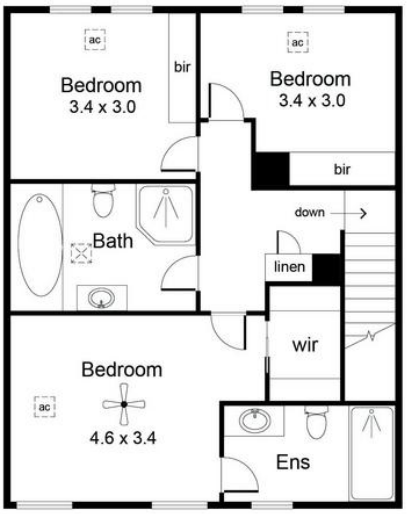




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Lower Level



Upper Level



Area (Estimate only)	
Lower Living	36.9 m2
Upper Living	62.3 m2
Garage	18.6 m2
Porch	1.0 m2
Carport	8.1 m2
Total	**126.9 m2**

For illustrative purposes only.
All measurements are approximate

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LJ Hooker