



1A Short Street, Woodville South

Contemporary Elegance in Prime Woodville South

Positioned in this tightly held pocket of Woodville South this beautifully crafted residence by Bivone Constructions delivers a perfect blend of luxury, functionality, and modern design.

Step behind the secure automatic gate and discover a home where every detail has been thoughtfully considered. From the aggregate concrete driveway and paths to the tiled roof and hardwood timber decking alfresco complete with a gas point, the outdoor spaces are designed for both durability and effortless entertaining. An underground irrigation system with a timer ensures easy garden maintenance year-round.

Inside, the home showcases 12mm timber floating floors and square set cornices, complemented by clear anodized windows that invite in abundant natural light. Comfort and security are paramount, with ducted reverse cycle air-conditioning, an alarm system, video intercom, and an abundance of power and data points throughout. Additional practical features include a separate linen cupboard and a well-appointed laundry with extra storage.

The designer kitchen is a true centrepiece, featuring striking waterfall

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FOR SALE
Contact agent

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

LJ Hooker

stone benchtops, a spacious step-in pantry, and quality appliances including a 900mm cooktop and oven, along with a Smeg dishwasher - perfectly suited for both everyday living and entertaining.

Accommodation comprises three generous bedrooms, with the master suite offering a private retreat complete with a beautifully appointed ensuite and built-in robe.

Both the main bathroom and ensuite are finished to a high standard, featuring stone benchtops, floor-to-ceiling tiling, and bespoke mirrors. The ensuite further impresses with luxurious his and hers basins and a double shower, creating a hotel-like experience.

Finishing touches such as roller blinds paired with sheer curtains and a gas point in the living area enhance both comfort and style, delivering a home that is as functional as it is refined.

Equally impressive is the lifestyle on offer. Perfectly positioned near local reserves and parks, this address invites an active, outdoor way of living, with space to relax, unwind, and entertain close to home. Families will appreciate the proximity to quality schools, while nearby shopping precincts, public transport options, and easy access to the coastline and CBD ensure everyday convenience is always within reach. Whether commuting by car, train, or bus, everything you need is effortlessly connected.

This is a standout opportunity to secure a quality-built, low-maintenance home in the ever-popular Woodville South.

Key Features:

- Custom build by Bivone Constructions
- Secure front fence with automatic gate
- Aggregate concrete driveway and paths
- Hardwood timber decking alfresco with gas point
- 12mm timber floating floors throughout
- Ducted reverse cycle air-conditioning
- Alarm system and video intercom
- Designer kitchen with waterfall stone benchtops
- 900mm cooktop, oven & Smeg dishwasher
- Stone benchtops to bathroom and ensuite
- Floor-to-ceiling tiling in ensuite and main bathroom
- Luxurious ensuite with his & hers basins and double shower
- Built-in robes throughout
- Abundant power and data points
- Separate linen cupboard and laundry with storage
- Elegant entry to larger open living, ability to separate entertaining from bedrooms
- Fully fitted with roller blinds and sheer curtains, tastefully completing the home - ready to move in

Specifications

Title: Torrens Title

Year built: c.2017

Land size: 332sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,442.50pa (approx)

ESL: \$153.75pa (approx)

SA Water & Sewer supply: \$195.88pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any

liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. RLA 242629

MORE DETAILS

Property ID	YC7HDM
Property Type	House
Land Area	332 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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