






Sold



6/49 Glen Rowan Road, Woodville South

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A Hidden Gem That's More Than Meets the Eye with Exceptional Outdoor Living

Tucked at the end of a private group, this well presented townhouse balances space, comfort and easy care living. Designed to suit a range of lifestyles, it's an ideal opportunity for first home buyers, downsizers and investors seeking a modern home in a convenient location.

Step inside to a spacious open plan layout connecting the kitchen, dining and living areas. The contemporary kitchen is appointed with stone benchtops, sleek cabinetry and quality appliances including a gas cooktop, dishwasher and oven. The adjoining dining and lounge zones flow together for relaxed everyday living and effortless entertaining. Timber flooring adds warmth and enhances the sense of light and openness.

Upstairs, the home offers a peaceful retreat with three generous bedrooms and an additional study or extra lounge area. The master bedroom is complete with a walk in wardrobe and a private ensuite, while the remaining bedrooms are well sized and filled with natural light. The main bathroom has been thoughtfully designed, featuring all

FOR SALE
SOLD

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

facilities within the one room for complete convenience. The versatile upstairs lounge or study space provides the flexibility to work from home, set up a reading nook or create a cosy second living zone.

Outdoors, a newly installed covered pergola makes alfresco entertaining a breeze, overlooking low maintenance gardens and an enclosed yard that offers rare extra space for a townhouse. Comfort and efficiency are well covered with a 5.2 kW solar system, ducted air conditioning throughout and automatic roller shutters to external windows. A separate laundry adds practicality, and the double garage with automatic roller door provides secure parking and extra storage.

Key Features

- Three spacious bedrooms, main with walk in wardrobe and private ensuite
- Open plan kitchen, dining and living with timber flooring throughout
- Modern kitchen with stone benchtops, gas cooktop, dishwasher and ample storage
- Upstairs second lounge or study - ideal for working from home or relaxing
- Newly installed covered pergola overlooking easy care gardens
- Enclosed yard with extra outdoor space, great for entertaining
- 5.2 kW solar system
- Automatic roller shutters to external windows for added security and privacy
- Double garage with automatic roller door plus additional off street parking
- Separate laundry
- End position in the group for enhanced privacy

Ideally located in the heart of Woodville South, you're minutes to Westfield West Lakes, Arndale Central, local cafés, restaurants and everyday amenities. Public transport is close by for an easy CBD commute, while quality schools, parks and reserves are within easy reach. The beaches, dining and entertainment of Adelaide's western suburbs are only a short drive away.

For more 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 4ZTEFE8
Property Type Unit
Including Study
Air Conditioning
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Solar Panels

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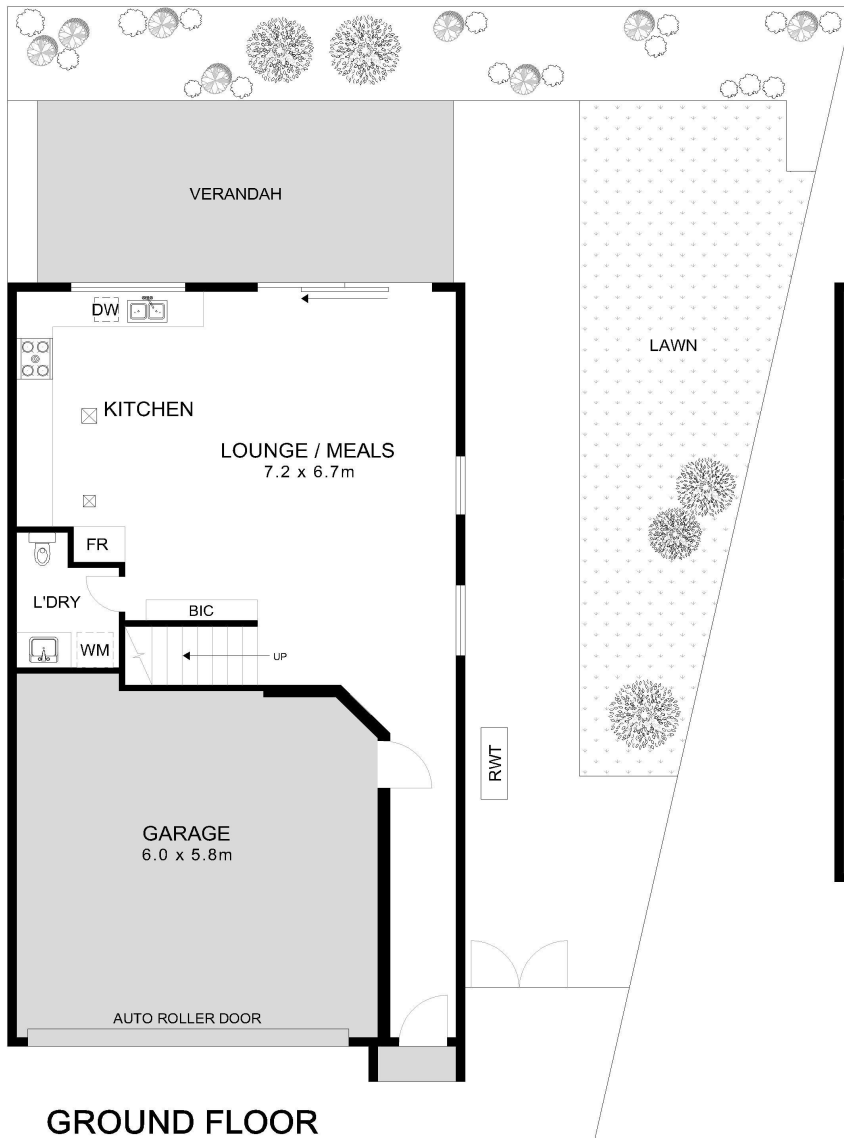
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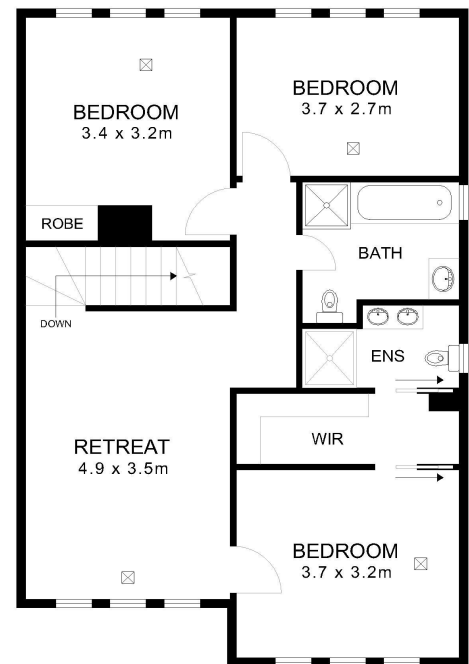
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GROUND FLOOR



FIRST FLOOR

Approx Gross
Ground Floor = 55m ²
First Floor = 75m ²
Garage = 36m ²
Verandah = 21m ²
Porch = 1m ²
Total = 93m ²

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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography