



## Woodville West, 3 Irwin Street

Live the Dream in Woodville West - Spacious 4-Bedroom Home with Pool and Studio!

Step into effortless family living with this versatile four-bedroom home, set on a generous 696sqm (approx.) allotment with a wide 15.24m frontage in Woodville West. Designed for growing families, entertainers, and those seeking space, this home offers modern comforts, multiple living zones, and an incredible outdoor space, including a solar-heated swimming pool.

Inside, high ceilings and timber floors add warmth to the open-plan lounge, dining, and kitchen area, where stone benchtops, a gas cooktop, and a wall oven make everyday meals and entertaining easy. The main bedroom features a built-in robe, ensuite, and ceiling fan, while the three additional bedrooms also include built-in robes and ceiling fans. A separate bathroom and toilet ensure convenience for the whole family.

Property Highlights:



**Disclaimer:** 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.

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/4Z39FE8](http://ljhooker.com.au/4Z39FE8)

**Contact**  
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**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

- \* Spacious 696sqm (approx.) block with a wide 15.24m frontage
- \* High ceilings & open-plan lounge, dining & kitchen area
- \* Modern kitchen with stone benchtops, gas cooktop, wall oven & dishwasher
- \* Four well-sized bedrooms, all with built-in robes & ceiling fans
- \* Master suite with private ensuite
- \* Separate bathroom & toilet for family convenience
- \* Solar-heated swimming pool, perfect for summer entertaining
- \* Detached studio/games room, ideal as a retreat or workspace
- \* Lock-up garage with ample off-street parking
- \* Ducted evaporative air conditioning & ducted gas heating

Perfectly positioned in Woodville West, this home offers unmatched convenience. Just 200m from The Square, a newly developed estate with parks and playgrounds, it's also moments from local childcare centres, The Queen Elizabeth Hospital, and Albert Park train station. Enjoy a short drive to West Lakes Mall, St Clair Shopping Centre, or Arndale for all your retail and dining needs. The beach is just a 10-minute commute, while West Lakes is only five minutes away, making this an ideal location for families seeking space, convenience, and lifestyle.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386.

**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



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Beach  
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## More About this Property

Property ID	4Z39FE8
Property Type	House
Land Area	696 m2
Including	Air Conditioning Ducted Cooling Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Liveability

**Rosemary Auricchio 0418 656 386**

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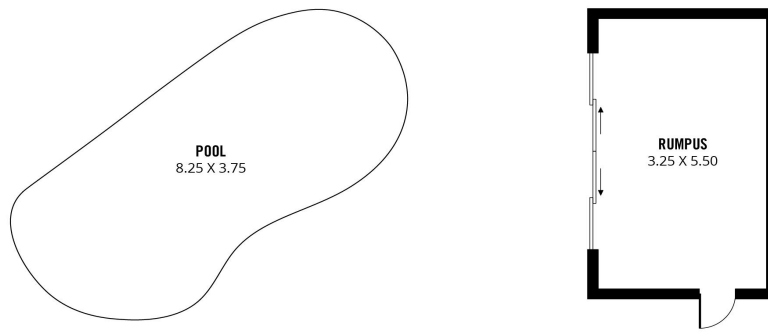
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298m<sup>2</sup>

TOTAL

206m<sup>2</sup>

Living

40m<sup>2</sup>

Verandah

35m<sup>2</sup>

Carport

17m<sup>2</sup>

Porch



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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