



1/3 Hyde Lane, Woodville West

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Secure, Stylish & Set in a Desirable Location

Auction Sunday 31st May @ 1:30pm

Perfectly suited to first home buyers, families, or investors alike, this well-positioned home in a highly sought-after suburb delivers a lifestyle of comfort, convenience, and low-maintenance living.

Step inside to a warm and welcoming living room, where natural light fills the space and creates an inviting atmosphere from the moment you arrive. The well-appointed kitchen offers generous bench and storage space, complete with a gas cooktop and dishwasher, while the adjoining meals area is perfect for relaxed family dinners or entertaining guests. Tucked behind the kitchen, the spacious laundry provides excellent additional storage along with a convenient guest WC.

Upstairs, you'll find two generously sized bedrooms, both fitted with built-in wardrobes. The master bedroom enjoys its own private balcony overlooking the park, the perfect spot to unwind. The stylish bathroom features striking floor-to-ceiling black tiling, a bathtub, and practical storage solutions.

FOR SALE
\$735,000

AGENTS

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AGENCY

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Thoughtfully designed throughout, the home also includes clever storage options such as a linen cupboard on the upstairs landing and a handy storage room beneath the stairs.

- fold doors seamlessly connect the indoors to a covered entertaining area, complete with roller blinds for year-round comfort and enjoyment. Off-street parking is provided by a secure garage with roller door access through to the backyard.

Perfectly positioned between the city and the coast, this well-connected suburb offers an enviable lifestyle surrounded by parks and green spaces, including Woodville West Reserve and Community Garden next door. Enjoy easy access to Westfield West Lakes, Arndale Shopping Centre, cafes, local amenities, and convenient public transport with nearby train and bus services direct to the CBD.

Families will also appreciate the close proximity to quality schools including Woodville West Primary, Seaton High School, Nazareth Catholic College and St Michael's College.

Key Features

- Warm and welcoming living room filled with natural light
- Kitchen with generous storage, gas cooktop and dishwasher
- Dining room adjacent to the kitchen
- Spacious laundry with excellent storage
- Guest WC downstairs
- Two generous bedrooms upstairs, both with built-in wardrobes
- Bathroom with floor to ceiling tiling and a bathtub
- Bi-fold doors leading out to an undercover entertaining area
- Secure garage with backyard access
- Adjacent to Woodville West Reserve and Community Garden
- Close proximity to quality schools and shopping centres
- Ducted reverse cycle AC

Specifications

Title: Community Title

Year built: 2017

Council: City of Charles Sturt

Council rates: \$1,386.60pa (approx)

ESL: \$129.50pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

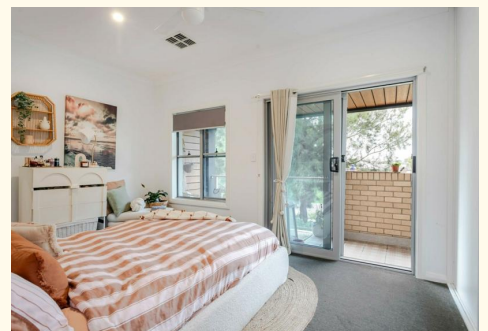
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RLA 242629

MORE DETAILS

Property ID YESHDM
Property Type Townhouse
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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