

**10 Arkle Pl, Woodcroft, SA, 5162**

**TURNER.**

**House For Sale**

Wednesday, 18 December 2024

10 Arkle Pl, Woodcroft, SA, 5162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Josh Edgar

## A Delight of Comfort and Convenience

Best Offer by Saturday 21st December at 1pm - Unless Sold Prior

Nestled in the heart of Woodcroft stands an impeccable family home at 10 Arkle Place. Meticulously maintained, in very neat and tidy condition, ready to embrace its next family, it stands as the perfect choice for investors, families and first home buyers alike.

Comprising of three spacious bedrooms, each filled with ample natural light, ceiling fans & brand-new carpets throughout, this home presents an enviable balance of comfort and practicality. The master suite boasts a walk-in robe, ensuite bathroom, establishing a private sanctuary with modern features and fixtures.

At its core, the home is centralized around an open-plan living design. The timber-look flooring adds a nice touch to the property, inviting everyone to feel instantly at home. The modern kitchen has a functional design, equipped with stainless appliances, gas cooktop, dishwasher and feature pendant lights. The layout encourages delightful culinary adventures and memorable shared meals with family and friends.

Stepping outside, a large decked outdoor undercover area awaits perfect for entertaining or simply unwinding after a long day. The north-south parcel position of the property allows for the optimal balance of sun and shade, making it a perfect outdoor retreat year-round.

More features you'll love:

- Indoor and outdoor living space
- Ducted R/C for efficient temperature control
- Double garage for secure vehicle storage with valuable drive through access to the rear
- 6.6kw KW Solar System for energy efficiency
- Separate laundry for convenience
- Instant gas hot water for uninterrupted comfort
- School Zoning for Woodcroft Primary School, Reynella East College promoting quality education for children

10 Arkle Place, Woodcroft, offers an attainable slice of suburban tranquility. Explore this property, and you will find it's not just a house, but a home that's ready to hold your next chapter.

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Year built / 2010

Building Area / 194sqm

Land Size / 409sqm approx.

Council / City of Onkaparinga

Council Rates / \$1,936.24p.a.

Water & Sewer / \$171.90p.q.

ESL / \$276.05p.a.

Torrens Title

Zoning / GN

Frontage 14.1m / Depth 29.01m

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639