

11A Calendar Pl, Woodville West, SA, 5011



House For Sale

Sunday, 3 November 2024

11A Calendar Pl, Woodville West, SA, 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Modern Comfort and Convenience in Woodville West

Welcome to 11A Calendar Place, Woodville West - a beautifully designed 3-bedroom, 2-bathroom home built in 2011, blending contemporary style with ultimate convenience. Nestled on a spacious 411sqm allotment, this property promises an easy-care lifestyle in a vibrant, family-friendly neighborhood.

As you approach the home, the striking feature wall facade and welcoming front porch set the tone for stylish living. Step through the front door and be greeted by a hallway that flows seamlessly into the first family living area. Further down the hallway, you'll discover a light-filled open-plan kitchen, dining, and living space, complete with large windows that bring in natural light and a cozy fireplace. Perfect for family gatherings or relaxed evenings, this area creates an inviting space to unwind. The kitchen itself is a chef's delight, boasting a breakfast bar, quality appliances, ample bench space, and a spacious pantry.

The master suite is a true retreat, featuring a large walk-in robe, private ensuite, and sliding doors that open to an outdoor entertaining area, thoughtfully equipped with a ceiling fan for year-round comfort. Bedrooms 2 and 3 are well-appointed with built-in robes, while the main bathroom offers a three-way design with a separate bath and shower, a spacious vanity, and floor-to-ceiling tiles for a touch of luxury.

Step outside to find a second ceiling-fanned alfresco entertaining area in the backyard, surrounded by easy-care gardens. This space is perfect for hosting BBQs, relaxing, or enjoying meals with family and friends. A single-car garage with an auto panel lift door and internal access ensures added convenience.

The location completes the appeal of this home, with a family-friendly array of amenities within walking distance. Local parks, playgrounds, and reserves are perfect for outdoor activities, while nearby schools, including Woodville Primary and Findon High School, provide easy school commutes. The popular café Bread & Butter and Westside Shopping Centre are close by, with additional shopping options at Findon, Fulham Gardens, and Westfield West Lakes. A short 8-minute drive brings you to the beach at Grange, while transport options, including Albert Park Train Station, offer a quick commute to the city.

Offering a close-knit community feel, Woodville West is a location recognized for its exceptional convenience, perfect for those looking to settle down in style. 11A Calendar Place combines comfort and style in one exceptional home.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | GN - General Neighbourhood

Land | 411sqm(Approx.)

House | 225sqm(Approx.)

Built | 2011

Council Rates | \$TBC pa

Water | \$TBC pq
ESL | \$TBC pa