

12 Gabriella Victoria Avenue, Woodcroft, SA, 5162

**NOAKES
NICKOLAS**

House For Sale

Sunday, 3 November 2024

12 Gabriella Victoria Avenue, Woodcroft, SA, 5162

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



Sam George
0400260066



Zac Watts
0448217726

A spacious, five-bedroom family entertainer.

Best Offers By 18/11 - (Unless Sold Prior).

Tucked away in a peaceful pocket of leafy southern suburbia, this five-bedroom home exudes family comfort and low-maintenance space from start to finish all whilst offering an exceptional lifestyle a few minutes from Tangari Regional Park, The Vines Golf Club and local shopping amenities.

Flourishing drought tolerant native gardens create a picturesque first impression before the bluestone façade, alongside a double garage, driveway and bonus carport that welcome your family vehicles and visiting friends.

Settled along the right, the master with walk-in robe and ensuite headlines the expansive slumber wing, with four following bedrooms each featuring their own built-in robe and shared access to a central three-way bathroom.

Be it family movie nights or entertaining guests, both formal and open plan living spaces grant room to spread out, anchored by a quality appointed kitchen that allows you to supervise the kids while you whip up dinner.

The pitched wrap-around verandah of the north-facing yard keeps in spacious step with the interior, whilst established gardens flourish with shady spots, fruit trees and local wildlife it's easy for the whole family to live their best life from Woodcroft.

Features

- Secure double garage behind new Taurean roller doors
- Extra carport & double driveway parking
- Flexible generational footprint with dual living zones
- Quality stainless-steel kitchen appliances
- Master with walk-in robe & ensuite
- Built-in robes & ethernet connections to four additional bedrooms
- Brand-new ducted evaporative cooling
- Rinnai gas fireplace & continuous flow HWS
- 15-panel solar system with 3.52kW inverter
- Recently updated floating floors & bedroom carpets
- Invisi-Gard stainless steel mesh security doors to entry, family room and laundry
- Generous, established & irrigated gardens
- Fully fenced & secure boundary
- Space for a future swimming pool (STCC)
- Gated storage area alongside of the house

Lifestyle

- 400m to bus stop
- Within walking distance of shady playgrounds including Woodcroft Farm Reserve with it's tennis courts, table tennis facility and basketball court
- Proximity to multiple reserves & wineries including popular Tangari National Park & Geoff Merrill winery
- Zoned for Woodcroft Primary & Reynella East College, proximity to Prescott College, Woodcroft College, Southern Vales Christian College & Emmaus Catholic School
- Just 18-minutes to beautiful beaches, Westfield Marion, Flinders Uni & Hospital
- Easy access to both the CBD & McLaren Vale via Southern Expressway

Rates

Council \$2465PA
SA Water \$267PQ
ES Levy \$175PA
City of Onkaparinga
Torrens Title
1994

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