

13 Ryan Avenue, Woodville West, SA, 5011



House For Sale

Thursday, 24 October 2024

13 Ryan Avenue, Woodville West, SA, 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alex Ghinis



Peter Kiritsis

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A Renovation Beyond Words, Redefining The Ultimate Courtyard Lifestyle...

Upcoming Inspections // Saturday 26th October 12:00pm - 12:30pm // Wednesday 30th October 6:30pm - 7:00pm

Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

Deflecting every hint of its original Federation image, the transformational outcome of this 2022 revision is chic, minimalist, and unmatched by any corner-set 3-bedroom courtyard home in Woodville West memory.

Even the façade bears little resemblance, awash in contemporary tones beyond the new automatic sliding gates, with internal access.

The radical yet impressive identity flip promises quality from start to finish for the discerning downsizer or young family buyer eager to call this surging western pocket home.

Inside, the mood shift is relaxed and sophisticated.

The open plan combo of living, meals, and kitchen is connected by new timber-plank floors, modern sheers, abundant downlighting, and a linen-white palette.

And you'll appreciate the sleek, matte-finished joinery throughout.

Matchstick tiles, matte finishes, and undermount sinks underline an understated kitchen with essential stainless appliances, its breakfast bar servery in direct trajectory to the outdoors.

You'll follow the scented jasmine wall to an inbuilt, BBQ kitchen under the lofty, all-weather pergola promising to be your year-round entertaining host; the adjacent double garage offering drive-through versatility and direct internal access.

Full height drapes add extra softness to the wing of carpeted bedrooms. Bedrooms 2 and 3 feature built-ins and ceiling fans, and luxe aptly describes the minimalist bathroom remodel - much like the ensuite - the family wet area upscaled with a cocoon bath.

If it's a flawless showpiece you're after that blends those new home feels with low-care practicality across a 437m2 corner allotment, Ryan Avenue climbs the highest of ranks.

Moments to Frank Mitchell Reserve, the QEH, Westfield West Lakes, Findon Shopping Centre, the Albert Park train station, plus a host of recognized public and private schools, you won't know where to look first, and it'll be a great problem to have...

A revolution from front to back:

Built in 2002 | Fully renovated in 2022

Automated sliding front gates & secure internal entry

Free-flowing open plan living, meals & kitchen design

Stone kitchen benchtops, a 600mm gas cooktop & stainless steel dishwasher

Gabled & private all-weather alfresco with inbuilt BBQ kitchen & ceiling fan

New timber-plank flooring

Crisp downlights throughout

Freshly painted

Bedrooms 2 & 3 with BIR's & ceiling fans

Large bedroom 1 offering a WIR & fully tiled ensuite

New designer bathroom with LED mirror, floating vanity & luxe freestanding bath

Chic laundry remodel adding plenty of storage

Drive-through double garage with secure roller doors
Corner gate access
Ducted R/C A/C
Zoning for Woodville Primary School & Findon High School
And more...

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.