

**14 Saint Albans Road, Woodcroft, SA 5162**

**Raine&Horne.**

**House For Sale**

Tuesday, 31 December 2024

**14 Saint Albans Road, Woodcroft, SA 5162**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 625 m2**

**Type: House**



Alan Gobec

## **\$749,000 - \$799,000**

Situated in popular Woodcroft, this fabulous family home is sure to impress with its versatile layout featuring 4 bedrooms + study, two separate living areas, and very convenient location to schools, shops, and public transport. A contemporary design home on a good size corner allotment presents a relaxed lifestyle with inspection sure to impress. Step inside the front entry to a well-designed layout which features formal living room which flows through to a light filled study (or optional 2nd meals area) with sliding door to paved undercover courtyard entertaining area. There are 4 carpeted bedrooms, the main with en-suite and walk-in robe, and completely separate from the main bedroom all additional bedrooms feature built-in robes and are convenient to the neat family bathroom, separate toilet, and laundry. Popular with today's open-plan living, the middle section of home presents a light-filled family room and casual meals area to provide a relaxed open-plan area for casual entertaining. Overlooking this section of the home is the neat spacious kitchen which features gas cook-top, dishwasher, ample cabinetry for storage, large picture window which looks out onto the courtyard, and breakfast bar for casual morning meals. Popular internal extras include split system air-conditioner, gas heating, a total of 6 ceiling fans (includes fan to all bedrooms) and freshly painted interior which adds to the fresh, neutral décor throughout the home. Step outside to an easy-care good sized backyard providing the perfect balance of undercover outdoor entertaining space, and yard area for children and pets. Handy external storage with powered garden shed, and generous off-street parking features parking UMR with powered roller door, and handy side area of additional space. Ready to move in and enjoy, this most appealing home offers an outstanding opportunity for both owner-occupiers as well as investors in search of a fabulous family home convenient to Woodcroft shopping, Reynella East High School & Woodcroft College, public transport, local reserves, and within easy access of the Southern Expressway. Be quick! For further details please phone Alan of Raine & Horne Morphett Vale. RLA144653.\*All details provided including the property's land size, dimensions, floor plan, build size & boundaries are approximate only. Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement, and any details intended to be relied upon should be independently verified.