

**16 Coonawarra Close, Woodcroft, SA 5162**



**Sold House**

Monday, 25 November 2024

**16 Coonawarra Close, Woodcroft, SA 5162**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 509 m2**

**Type: House**



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**\$778,000**

Please contact Danielle Comer or Rachael Farror from Magain Real Estate for all your property advice. Set in the popular suburb of Woodcroft, this delightful home combines comfort, practicality, and modern touches, offering a wonderful lifestyle in a family-friendly community. Woodcroft is renowned for its vibrant local amenities, including reputable schools, shopping options, parks, and easy access to public transport, making it a fantastic place to call home. With great kerbside appeal, the home welcomes you into a light-filled living room, where surrounding windows and plantation shutters create a bright and airy atmosphere. Roller blinds add privacy, and ducted reverse cycle heating and cooling ensure comfort year-round. Energy-efficient LED lighting enhances the home's modern feel. The living area flows seamlessly into a spacious dining area, which is overlooked by an upgraded kitchen. Renovated just 3-4 years ago, the kitchen boasts a gas cooktop, a near-new oven, and a handy breakfast bar, perfect for casual meals or family gatherings. The front-positioned master bedroom features a built-in robe, ceiling fan, and convenient direct access to the main bathroom. Bedrooms two and three are well-sized, bedroom two with a built-in robe and ceiling fan for added comfort. Step through sliding glass doors from the kitchen into a fully enclosed outdoor entertaining area. Fitted with marine-grade carpet, this versatile space is perfect for hosting gatherings in any season. Beyond this, the backyard offers a small lawn area and two powered tool sheds, ideal for additional storage or hobbies. A watering system services the front and rear gardens, keeping them lush and easy to maintain. Valuable extras include a double carport, instantaneous gas hot water, two rainwater tanks to support garden irrigation, NBN connectivity for fast internet access, a security system for peace of mind, and a 6.6kW solar panel system, helping to reduce electricity bills and support sustainable living. This home is situated in a peaceful pocket of Woodcroft, surrounded by other quality homes and close to all the conveniences that make this suburb so desirable. Perfect for first-home buyers, downsizers, or families, this property offers an exceptional blend of comfort, practicality, and location. Don't miss your opportunity to secure a fantastic lifestyle in a great neighbourhood! Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182