

**16A Woodley Avenue, Newton, SA, 5074**



**House For Sale**

Sunday, 3 November 2024

16A Woodley Avenue, Newton, SA, 5074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



George De Vizio  
0412392158

## Elegant Family Living Meets Modern Luxury

Best Offer By Tuesday the 26th of November 12pm

Step into a world of luxury, class and sophistication with this exceptional family home, meticulously crafted by Dechellis Homes. Situated on 471sqm (approx.), this property is an entertainer's dream, blending elegance with modern conveniences to suit every lifestyle.

The heart of the home features an open-plan kitchen, living and dining area, enhanced by a cosy gas fireplace. The entertainer's kitchen is a showstopper, complete with a large island bench, stone benchtops, dishwasher, gas cooktop and a generous butler's pantry, all ready for hosting family and friends.

Soaring 3-metre ceilings amplify the space and natural light, while sliding bi-fold doors extend the indoors to a sophisticated outdoor entertaining area. This alfresco space is fully equipped with a built-in kitchen, BBQ, sink and dedicated fridge space—perfect for outdoor dining and year-round gatherings.

With four spacious bedrooms, there's room for everyone. The master suite boasts a walk-in robe and a luxurious ensuite, while the additional bedrooms include mirrored built-in robes and are serviced by a stylish main bathroom, fully tiled and complete with a bathtub.

What we love;

- Single storey on 471sqm (approx.)
- Built by Dechellis Homes in 2023
- Open plan kitchen/ living and dining
- Gas fireplace
- Outdoor kitchen
- Plantation shutters throughout
- Second living/theatre room could be used as 5th bedroom
- Zoned r/c air-conditioning
- 3-metre ceilings
- Solar system

Ideally located within walking distance to Newton Central Shopping Centre, nearby playgrounds, and quality schools, this property provides a superb lifestyle opportunity.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

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