

35 Nicholls Terrace, Woodville West, SA, 5011



House For Sale

Thursday, 21 November 2024

35 Nicholls Terrace, Woodville West, SA, 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Peter Kiritsis
0882440844



Alex Ghinis
0455386102

A Double Shot Of Chic With A Family-Ready Edge...

Upcoming Inspections // Saturday 30th November 12:00pm - 12:30pm // Tuesday 3rd December 5:30pm - 6:00pm

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

Embrace the west in the best way yet - in imposing, ready-to-entertain sophistication with a family- ready edge amongst the highlights of a prime Woodville West pocket.

If you've woken up today wishing for higher ceilings, more living zones, not one but two super-sized bathrooms, and a leafy position abutting St. Clair, the QEH and Adelaide's world-class fairways skimming Tennyson and Grange beaches, let this 3-bedroom chic be your guide...

High gloss floor tiles drift through a fluid floorplan that eases into a formal lounge, offers secure dual garage entry and a guest powder room before pausing for a convergence of contemporary open plan living.

Dual tones add a double shot of style to the gourmet kitchen's open right angles gleaming with high- low joinery, a swathe of stone surfaces, an all-new oven, walk-in pantry storage and a central island hover piece.

With stretch for the longest sofa and a table setting for at least 8, watch plate-up transition into play through panoramic glass doors where the alfresco will never miss a dinner party beat.

Coffered ceilings, downlights, and ceiling fan comfort create the easiest, indoor/outdoor alfresco flow unbothered by the seasons, staged in full view of a hedged, private and established backyard.

Upstairs evolves around the 3rd living room - or plush study/kids' gaming zone - against three robed bedrooms and the first of two fulfilling bathrooms, the main gifted a freestanding bath and more indulgent floorspace.

The ensuite, equally luxe and sidelining a walk-in robe, pulls together a master bedroom complete with a street-facing lens to treetop tranquillity.

Take mornings in a stride to the Albert Park train station, grab a bite at countless cafes and eateries, take the kids, dogs and footy to Frank Mitchell Park, and enjoy retail in abundance courtesy of Findon Shopping Centre, even Westfield West Lakes on your radar.

When you're ruled by schedules, you need a home that's polished, contemporary and convenient.

Pack your bags, Nicholls Terrace ticks the boxes...

Why resist when you can relax:

A generous contemporary courtyard design with family impact

3 versatile living zones

Acoustic insulation to 1st level

Alarm security

Double garage with secure internal access & auto panel lift door

Stone kitchen benchtops, stainless appliances + brand new oven

All-weather alfresco via extra-wide glass stacker doors

Galley-style WIP/laundry transition

Under stair storage

Ground level guest powder room

Upstairs master with WIR, ceiling fan & ensuite

Bedrooms 2 & 3 feature BIR's

Ducted Daikin R/C A/C throughout

1.3kms approx. to zoned Woodville Primary School

Easy minutes to the QEH, Port Road & Whitefriars Catholic School/OSHC

West Lakes, Tennyson & Grange beaches

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.