

41 Nicholls Terrace, Woodville West, SA, 5011

House For Sale

Thursday, 24 October 2024

41 Nicholls Terrace, Woodville West, SA, 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Premium Family Oasis in a Prime Location!

Best offers by 10am Wednesday 6th November (unless sold prior)

Tom Dunstan & Harris Real Estate are thrilled to welcome this beautifully presented home to the market, 41 Nicholls Terrace. Crafted by the renowned Metricon Homes in 2017 and set on a generous 406sqm allotment (approx.). This modern residence offers a harmonious blend of style, comfort, and functionality. Nestled in the heart of Woodville West, you're just moments away from local parks, schools, and shopping, making it the perfect location for families or professionals seeking convenience and a relaxed lifestyle.

As you enter through the front door, you're immediately greeted by the grandeur of 2.7m ceilings, setting the tone for the premium finishes throughout. The wide hallway leads you to the open-plan living space, where you'll find a stunning waterfall stone kitchen island with a double sink, complemented by soft-close cabinetry. The Bosch gas cooktop and butler's pantry add both practicality and elegance, creating a true entertainer's kitchen.

The master suite is a spacious retreat, offering tranquil views of the front garden. With a ceiling fan for year-round comfort and plush carpet underfoot, it's the ideal space to unwind. The walk-through wardrobe flows seamlessly into the luxurious ensuite, featuring a double shower for a spa-like experience. The remaining bedrooms, all equipped with built-in wardrobes and ceiling fans, provide ample storage and comfort for the entire family.

At the rear of the home, the triple track sliding patio doors from the living and dining areas open to the alfresco deck, creating an effortless indoor-outdoor flow. The outdoor kitchen, complete with ample storage, a BBQ, and well-planned lighting, is perfect for evening entertaining. The beautifully maintained yard offers a cubby and sandpit, making it an ideal space for young families to enjoy.

What we love;

- ❑ Samsung Smart front door lock
- ❑ 2.7m ceilings
- ❑ Downlights throughout
- ❑ Reverse cycle ducted air conditioning and heating
- ❑ Hybrid flooring
- ❑ Plush carpets in the bedrooms
- ❑ Walk through wardrobe in the master suite to the ensuite
- ❑ Double shower in the ensuite
- ❑ Ceiling fans in all bedrooms
- ❑ Built in wardrobes in bed 2 and 3
- ❑ Separate toilet
- ❑ Double automatic panel lift garage door
- ❑ Shower niche in the main bathroom
- ❑ Triple track sliding patio doors leading from living and dining to the outdoor entertainment area
- ❑ Large waterfall style stone island bench in the kitchen
- ❑ Soft close cabinetry
- ❑ Butler's pantry
- ❑ Outdoor entertainment including lighting, decking underfoot and barbeque
- ❑ Instant gas hot water service
- ❑ Cubby house and sand pit

Feel free to contact Tom Dunstan on 0433 594 835 for further information or to organise an inspection.

Living in Woodville West offers the perfect balance of suburban tranquillity and urban convenience. Located just 10km

from Adelaide's CBD, residents enjoy easy access to public transport, local parks, schools, and shopping centre's like Westfield West Lakes. The area is known for its community-friendly atmosphere, tree-lined streets, and proximity to the vibrant coastal suburbs of Henley Beach and Grange, providing a great lifestyle for families and professionals alike.

Specifications:

CT / 6178/290

Council / Charles Sturt

Zoning / URN

Built / 2017

Land / 406m2 (approx)

Council Rates / \$1,632.00pa

Emergency Services Levy / \$164.35pa

SA Water / \$170.03pq

Estimated rental assessment: \$650 - \$700 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Woodville P.S, Seaton Park P.S, Hendon P.S, Alberton P.S, Kilkenny P.S, Findon H.S

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