

**5/1 Patricia Street, Woodville West, SA, 5011**



**House For Sale**

Wednesday, 18 December 2024

5/1 Patricia Street, Woodville West, SA, 5011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Street-Smart Chic In A Solid Brick Revival...

As a brilliant investment, first-time purchase or chic downsizer, where better to claim the surging west than from a refreshed 2-bedroom unit drawn to leisure-focused St. Clair.

Boasting the perfect palette of whites and timber look floors, its opening stretch of living and dining blends into an open plan kitchen, honouring the busy cook with a quality modern fit-out of softly hued splashback tiles, gas cooktop & dishwasher.

Minimalism makes any space gleam, and here, that less-is-more feeling adds welcome impact to a new light-gifted bathroom, its fully tiled fit out pays homage to the quality and care from our vendors

Bedroom one, with built-in robes, faces East and links the small off-street carpark together; bedroom two to the back adds ceiling fan comfort to the home's multiple split system air conditioners

You'll also praise the rear paved courtyard, an all-encompassing low maintenance abode with plenty of storage with no garden tools in sight...

Situated close to the Woodville West train station, Armada Arndale retail, and Bread & Butter café, no car is definitely no problem - find your way on foot in a street-smart unit revival.

It's entry-level perfection:

Beautifully refurbished solid brick unit

Sunny, rear aspect with a covered paved courtyard

Leading open plan living area

New Timber Laminate Floors

Newley Painted

Large main bedroom with BIR's & ceiling fan

Rear 2nd bedroom with BIR's & ceiling fan

Adjacent new fully tiled bathroom shower, vanity, WC, & warming heat lamp

Open plan kitchen layout with stainless oven, gas cooktop & Dishwasher

Separate new laundry with 2-way kitchen & rear access

Rear storage shed

Split System A/C & Gas Heating

\$270 p.q self managed strata

\*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.\*