

7 Leichardt Street, Woodcroft, SA 5162

HARRIS

House For Sale

Tuesday, 7 January 2025

7 Leichardt Street, Woodcroft, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 735 m2

Type: House



Marco Wenzel
0481090830



Ryan Chester
0466182082

\$650,000

Securely positioned within a quiet family-centric pocket, this solid home has been significantly overhauled to exude family comfort, low-maintenance space and future promise from start to finish. From the street, freshly landscaped gardens stretch from front to back, providing plenty of grounds for kids and pets to play, without compromising on ample parking for your prized vehicles, hobbies or recreational equipment within an ultra-wide workers' garage. Inside, slate floors extend through open plan living, flanked by a light-filled three-bedroom wing and versatile second living, rumpus or fourth bedroom. Timber-look benchtops and trusty Chef freestanding gas cooker compliment a freshly refurbished kitchen, connecting to a pitched pergola that allows you to both entertain and unwind outdoors with blissful ease. With scope to add a future swimming pool or extension (STCC) there is nothing but comfort, space and promise from this ample slice of southern suburbia... Even more to love:

- Undercover carport
- Lockup garage with 15amp & 20amp power
- Built-in robes to bedrooms 1 & 2
- New ducted evaporative cooling
- Vulcan gas heater
- 6.23kW solar system with hybrid inverter & 10.1kW battery
- Instant gas HWS with temperature control pad
- Freshly landscaped gardens
- Moments to local shops, popular Tangari National Park & Geoff Merrill winery
- Zoned for Woodcroft Primary & Reynella East College
- Proximity to Prescott College, Woodcroft College, Southern Vales Christian College & Emmaus Catholic School
- Just 15-minutes to beautiful beaches, Westfield Marion, Flinders Uni & Hospital
- Easy access to both the CBD & McLaren Vale via Southern Expressway

Specifications: CT / 5278/410 Council / Onkaparinga Zoning / GN Built / 1989 Land / 735m² (approx.) Council Rates / \$1,799.02pa Emergency Services Levy / \$281.76pa SA Water / \$165.55pw Estimated rental assessment: \$630 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Woodcroft P.S, Reynella P.S, Reynella South P.S, Pimpala P.S, Reynella East College

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