

**8 Elizabeth Street, Woodville West, SA, 5011**



**House For Sale**

Thursday, 14 November 2024

**8 Elizabeth Street, Woodville West, SA, 5011**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## SPACIOUS FAMILY HOME WITH HIGH END APPOINTMENTS THROUGHOUT

Auction on Site Sunday 1st of December at 12pm!

Custom designed and built circa 2019 this fully loaded residence is sure to impress. Offering a flexible floorplan which can accommodate up to 4 bedrooms, with 2.5 bathrooms and two separate living zones. The highlight feature has to be the outdoor alfresco with statement freestone wall, inbuilt kitchen and views to the private and spacious manicured rear yard.

Set in an estate like setting surrounded by other new construction homes and numerous landscaped green spaces. Positioned on a generous 511sqm Torrens Titled allotment and situated just 4km from Tennyson Beach and 9km from the Adelaide CBD. With nothing left to do except simply move and enjoy this spectacular home, this is one not to be missed.

Enriched with many fine attributes throughout including:

- Large double garage with added storage, and an inbuilt laundry space.
- Separate front sitting room, could also be utilised as a home office.
- Expansive open plan main living / dining room, seamlessly flows through to the outdoor alfresco, ideal for entertaining.
- Gourmet kitchen includes a full walk through butler's pantry (with laundry facilities), stone bench tops, two draw dishwasher, dual wall ovens, 900mm induction cooktop and quality cabinetry.
- Primary bedroom is located in its own separate wing and includes a full walk in closet and luxurious fully tiled ensuite bathroom with a separate toilet, freestanding bath, dual rain showers and a large vanity.
- Guest bedroom 2 includes separate side access, a built in robe and two way access to the powder room, as well as access to the outdoor shower.
- Bedroom 3 includes a built in robe.
- Option of a full sized fourth bedroom, large home office or TV room with dual swing doors.
- Main fully tiled bathroom features a second bath, ideal for families.
- Outdoor alfresco includes three electric shade blinds that can enclose the whole area, feature freestone wall, TV ports and a full outdoor kitchen with BBQ on mains gas and a bar fridge.
- Manicured rear lawn space ideal for children and pets.
- Inbuilt outdoor fire pit sitting area.
- Established mature gardens.

Other Inclusions:

- Exposed brick feature walls.
- Polished concrete flooring throughout.
- 12kw solar system with a 7kw inverter and 10kw battery.
- 6 zone R/C airconditioning throughout, with a 14kw outdoor unit.
- Auto irrigated system to both front and rear gardens.
- Underfloor heating in the ensuite bathroom.
- Inbuilt outdoor heat strips in the alfresco.
- Intercom & security alarm system.
- Inbuilt gas heater in the main living area.
- Stylish selection of all window treatments.
- All electrical devices able to be run through Wi-Fi/phone control.

All this and more in a high end executive residence that is hard to find in this location. With excellent public transport options including both the bus and train just a short walk away, and all other local amenities within close proximity, this central location ticks all the boxes.

Contact Agents for further information. Inspection is a must!

PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE.

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 and financial advice.

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