

3/1 Patricia St, Woodville West, SA, 5011

Unit For Sale

Tuesday, 31 December 2024

3/1 Patricia St, Woodville West, SA, 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



Attilio Cavuoto
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Matthew Girolamo
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Little Beauty that is Neat as a Pin.

1st Open this Monday 23rd December 5pm till 5.30pm. Please call me to register to view the open house.

Attilio Cavuoto of Ray White Flinders Park is proud to present this Golden opportunity in the popular Woodville West. We offer this very cute stylish fully updated 2 bedroom unit in a group of 7 that provides low maintenance and an easy-care living and positioned close to many amenities that this prime locale offers which included the West Lakes Shopping Centre which offers many specialty shops, cafes, eateries and so much more, easy access to the lake, Adelaide airport, bus transport, Queen Elizabeth Hospital, easy access back to the CBD of Adelaide, and some of Adelaide's best beaches and only a short drive to the lovely Henley square with all that it offers.

This lovely and well maintained 2 bedroom stylish unit, offers built-in robes in the main bedroom, updated kitchen with lovely 2 tone kitchen cupboards, quality appliances including gas top stove, under bench oven, range hood, dishwasher, tiled splash back, living/ lounge area with lovely timber floors, bathroom has also been updated and a rare yard with a verandah and toolshed.

Other features that this residence offers are ceiling fans in bedrooms and living area, split reverse cycle air conditioning, auto roller shutters, downlights, carpets to the bedrooms and 1 car carport area.

Offering:

- 2 Generous size bedrooms, main with built-in robes.
- Fully updated kitchen with 2 tone kitchen cupboards and quality appliances.
- Open plan Living and lounge area.
- Fully renovated bathroom.
- Rear yard with Verandah/entertaining area.
- Toolshed.
- Auto roller shutters.
- Lovely timber floors in living area.
- Carpets to both bedrooms.
- Split reverse cycle air conditioning.
- Ceiling fans.
- Downlights.
- Instantaneous Gas hot water system.
- Council Rates: \$1,285 per year.
- Strata Fees: \$275 per 1/4 (Self Managed).
- Water Supply: \$78.80 per 1/4.
- Sewer Rates: \$86.95 per 1/4.

This little beauty with suit various options, 1st homebuyer, looking to downsize or a perfect investment opportunity.

Viewing is a must, don't miss this one.

All inquiries welcome.

*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.

*Disclaimer - we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry

out their own investigations.