



SHEIDOW PARK 3 Tramway Crescent

\$485,000-\$515,000 - SOLD

A ROOM FOR EVERYONE!

6 Bed | 2 Bath | 4 Car

Property Web ID: 14035148483

Are you looking to upsize, invest, rent out room/s, or give the grand kids their own space?

This one owner family home, surrounded by many updated homes, makes full usage of the allotment and provides a flexible floor plan suitable for large families and visitors.

Indoor features include:

- * Large family room with reverse cycle air conditioning leading to outdoor space
- * Quality kitchen with family sized pantry and dishwasher
- * Separate dining or additional living area
- * Flexible floorplan with 4-6 bedrooms
- * Bedroom 1 has walk in robe and ensuite
- * Bedrooms 2, 3 & 4 have built in robes
- * Bedrooms 5 and 6 could be used as study/craft rooms
- * Family bathroom with separate shower
- * Separate toilet
- * Good sized laundry
- * Separate multi use retreat with two rooms plus it's own toilet ~ potential home business space, office, consulting room...

Outdoors includes:

- * Large double garage with auto roller door and internal access
- * Semi enclosed gabled entertaining area for all year comfort
- * Garden shed
- * Tidy rear lawn area
- * Cubby house for children
- * Side gate access on both sides
- * Front and rear landscaping
- * Two additional pergolas plus front verandah



* 3kW solar power (inverter updated 2018)

Located close to Southbank Boulevard Reserve, Woodend Primary School, Woodend Children's Centre and public transport.

Council: City of Marion

Council Rates: \$1,695.32 per annum

SA Water: \$192.29 per quarter

ESL: \$296.50 per annum

Land Size: 602sqm (approx)

Year Built: 2002

Zoning: ResidentialWorthing Mine PA20



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