



WOODCROFT 7 Sovereign Drive

- SOLD

IMPRESSIVE FOUR BEDROOM TWO BATHROOM RESIDENCE SET ON MANICURED LANDSCAPED ALLOTMENT

4 Bed | 2 Bath | 2 Car

Property Web ID: 14035148831

FEATURING SUPERB INDOOR AND OUTDOOR LIVING AND ENTERTAINING AREAS PLUS SUBSTANTIAL DOUBLE LOCK UP GARAGE WITH AMPLE STORAGE AND WORKSHOP SPACE

Features include:

- * Substantial North Facing family/living complete with gourmet bay windowed kitchen with excellent stainless steel appliances inclusive of four burner gas hotplate, range hood, under bench oven and as new dishwasher.
- * Four generous bedrooms with ample built ins with master featuring attractive tiled ensuite and separate walk in robe.
- * Brilliant sandstone paved outdoor entertaining areas including impressive raised gazebo overlooking manicured grounds.
- * Ducted reverse cycle air-conditioning together with full security system plus workshop area in dual door oversized garaging and off street visitor parking.
- * Perfectly positioned close (and within walking distance) to Woodcroft College, Woodcroft Shopping precinct, easy access to transport and the Southern Expressway as well as other facilities.
- * Superbly presented – Inspection Highly Recommended

Outstanding owner occupier/investment opportunity

Council: City of Onkaparinga

Council Rates: \$1,818 per annum approx

SA Water: \$160 +usage per quarter approx

ESL: \$127 per annum approx



Land Size: 420m2

Built: 2002

Zoning: Residential (Medium Density)

* Rent Range: \$440-\$460/week

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **



Nathan Fox

Mobile: 0412 818 208

Email: nathan@smallacombe.com.au

Smallacombe Real Estate Mitcham - RLA 1520