



## WOODVILLE GARDENS 114 Hanson Road

**- SOLD**

**A BLANK CANVAS!**

3 Bed | 1 Bath | 1 Car

**Property Web ID:** 14035208759

~ Auction: Saturday 14th December @ 10:30am (unless sold prior) ~

Real potential here in this sweet circa 1955 home that is ready for new ideas and a new beginning (subject to Council consents). This could be a sound investment, or perhaps somewhere to create your family home.

Note the improvements already here ready for further fresh touches. You'll find polished timber flooring along with a white and neutral palate. The three bedrooms are generous in size, as is the formal lounge-room, complete with a mantel and hearth.

The yard is expansive and ready to be enjoyed and perhaps enhanced ~ bring your green thumb.

Other highlights include:

- \* Sheltered porch entry
- \* Combined tiled kitchen & dining
- \* Gas Chef oven
- \* Central bathroom
- \* Split system air conditioner
- \* Entertaining verandah
- \* Fully fenced
- \* Drive-through double-gated access
- \* Generous parking

This convenient location in Woodville Gardens is ultra-close to Woodville Gardens Primary School, as well as the local football oval and several transport options. Armada Arndale Shopping Centre is wonderfully close, as is a direct route to North Adelaide. The CBD is just over 12km away. Reach Semaphore Beach in around 15 minutes by car.



This classic property offers so much for the astute modern buyer.

Contact Henry Vong and find out more today.

Council: City of Port Adelaide Enfield

Council Rates: \$879.25 per annum

SA Water: \$156.20 per quarter

ESL: \$92.60 per annum

Year Built: 1955

Zoning: Residential – Comprehensive Development (PA55).

**Auction:**

Saturday 14 December, 10:30 AM



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