

Sold



131 Alma Tce, Woodville West



## BEAUTIFULLY PRESENTED BUNGALOW

### PLUS LARGE GARAGE/WORKSHOP

This character bungalow, situated on a large allotment between the city and the sea, is sure to impress.

Renovated with care, this home provides all the charm of yesteryear, plus the conveniences of mindful, contemporary living with wood fire, ducted evaporative and reverse cycle air conditioning, rain water tank and solar panels.

It also boasts ample vehicle storage with driveway parking front and back, double carport and large lock up garage/workshop.

- Open plan Kitchen Dining
- Kitchen with centre island, gas stove top, pantry and dishwasher
- Separate Lounge Room with ceiling fan and Eureka in-

🛏 3 🚿 1 🚗 4 📏 720 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	412
Land Area	720 m <sup>2</sup>
Floor Area	296 m <sup>2</sup>

### Agent Details

Rob Mackenzie - 0412 112 312

### Office Details

ROB MACKENZIE REAL ESTATE  
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built wood heater

- Three bedrooms, two with built-in robes and ceiling fans
- Second Kitchenette/Laundry, with plenty of bench space and storage
- Bathroom, large walk-in shower, toilet and vanity
- Second Toilet for Guests, and Vanity area
- Ducted Air Conditioning – Evaporative AND Reverse Cycle
- Solar panels and rainwater tank
- Undercover Outdoor Entertaining Area
- Rear yard with established plants and lawn
- Secure parking and storage – 6x12m lock-up garage/workshop with automatic roller door  
And adjoining carport
- Ample driveway parking front and rear
- Fully fenced – with automatic gate entry at front, and separate double gates on driveway through to rear
- Roller shutters and security system for added peace of mind

Large Allotment – 720 sqm approx.

There is no doubt a lot of heart and skill has gone into ensuring quality finishes and fabulous living spaces inside and out!

Inside fresh white paint, floating floors, plantation shutters and barn doors provide a contemporary edge to complement the appeal of this lovely character bungalow. Enjoy cosy nights by the fire, family gatherings around the dinner table... or head out back where the large undercover outdoor entertaining area overlooks a good sized yard with established lawn and plantings... time for a weekend barbecue and that backyard cricket showdown!

Enter the property via front automatic gates to driveway parking and the home's welcoming entrance. Or continue through a second set of double gates to the rear. Here the

large garage with automatic roller door offers plenty of space for secure parking, storage or workshop. And its adjoining double carport with pitched roof provides an extended undercover work area or additional vehicle parking.

Conveniently situated within proximity to Queen Elizabeth Hospital, West Lakes and St Clair shopping centres, Woodville Road dining, golf courses, primary and secondary schools. Walking distance to Albert Park train station. Easy commute to North Adelaide and the CBD, within 10km. And the beach only about 5km away.

Inspection highly recommended!

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