



**first
national**
REAL ESTATE

| Peoples' Choice RLA222770



31 Woodlands Road **Elizabeth Downs**



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8523 4111



HIDDEN GEM

This beautifully renovated home nestled in a quiet street of Elizabeth Downs built in 1973 is set upon a large 620sqm block (approx.), perfect for your family to grow. If you are looking for a home that you can just move into then this home is for you! It is clear from the first Impressions that the current owners take great pride in the care and maintenance of their much-loved home. No Expense has been spared with the stunning renovations, with rendered exterior and impeccably presented gardens.

Features include –

- Timber oak look laminate flooring throughout
- Neutral tones to the decor
- Master bedroom of generous size, with gorgeous feature wall to compliment and built-in robe
- Bathroom with stunning finishing's with no corners cut
- Laundry renovated with ample storage
- Open plan living and dining flows into the updated kitchen
- Electric oven, cook top and range hood
- Dishwasher
- Microwave provision
- Stone bench tops
- Soft close cupboard
- Evaporative air conditioning
- Split system
- Combustion heating

Outside –

- Exposed aggregate driveway
- Low maintenance garden beds

- Roller shutters to front
- Enclosed carport without roller door
- Large grassed garden
- Fruit trees and veggie patch
- A framed pergola with ceiling fan
- Paved entertaining area
- Garden shed
- Flat roof pergola to side access to front yard, perfect for storage
- Wooden gazebo shelter to sit under and watch the children play

First National Real Estate Peoples' Choice - RLA 222770

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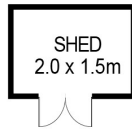
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Floor Plan

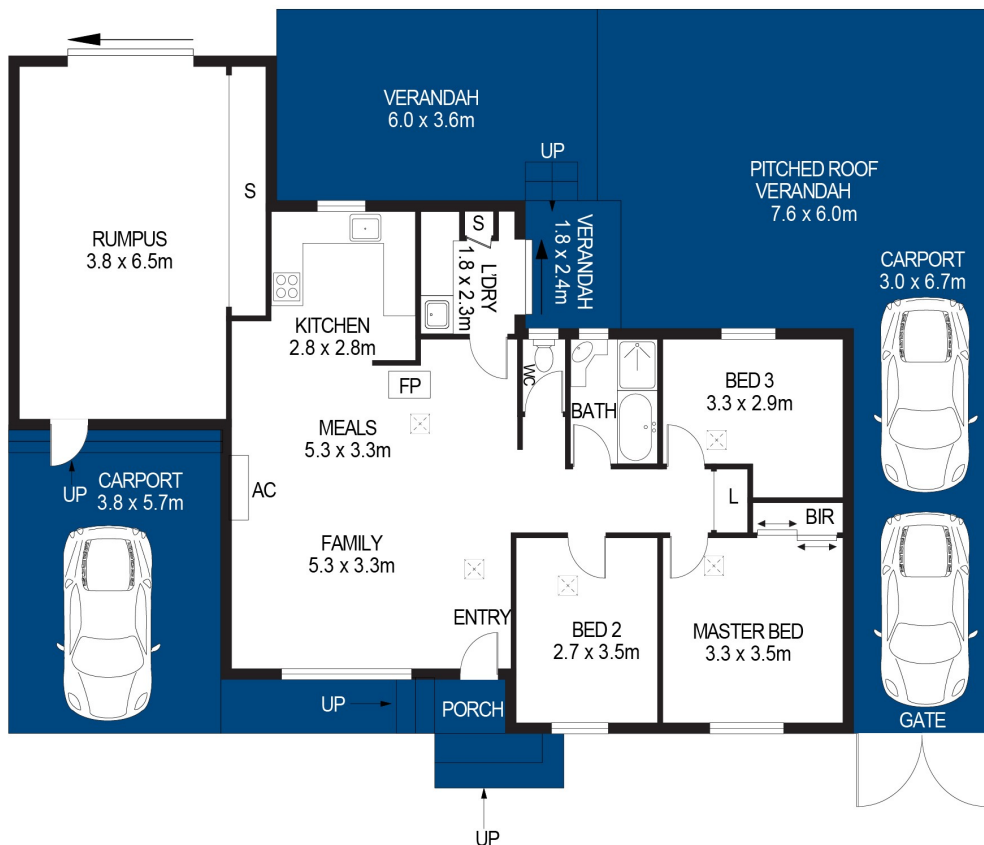
Allotment Size: 620sqm (Approx)
Year Built: 1973 (Approx)
Council Area: City of Playford
CT Number: 5250/441



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PERGOLA
 2.0 x 3.3m



31 WOODLANDS ROAD, ELIZABETH DOWNS

APPROXIMATE DIMENSIONS
 LIVING: 126.9m²
 CARPORT/VERANDAH: 109.5m²
 PORCH/PERGOLA/SHED: 11.1m²
 TOTAL: 247.5m²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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