



Perfect for Downsizers & Retirees



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13 Warburton Drive, Woodcroft

Sold for \$650,000 (Apr 26, 2024)

This appealing & spotlessly presented 3-bedroom home is ideal for people wanting something a bit smaller (although at 130m², is still generous) easy care & super convenient. With beautifully established, low-maintenance gardens front & back, no lawns, choice of outdoor entertaining areas, excellent privacy & security, this home is also great to 'lock up & leave' for those who like to travel.

Some of the other property features include:

- 3 bedrooms, all with built-in wardrobes
- Bay window to the main bedroom
- 2-way bathroom, access from the main bedroom
- Large lounge room
- Kitchen with gas stove & pantry
- Family/meals area

Property ID: L26933442

Property Type: House

Building / Floor Area: 131

Carports: 2

Land Area: 570.0 sqm

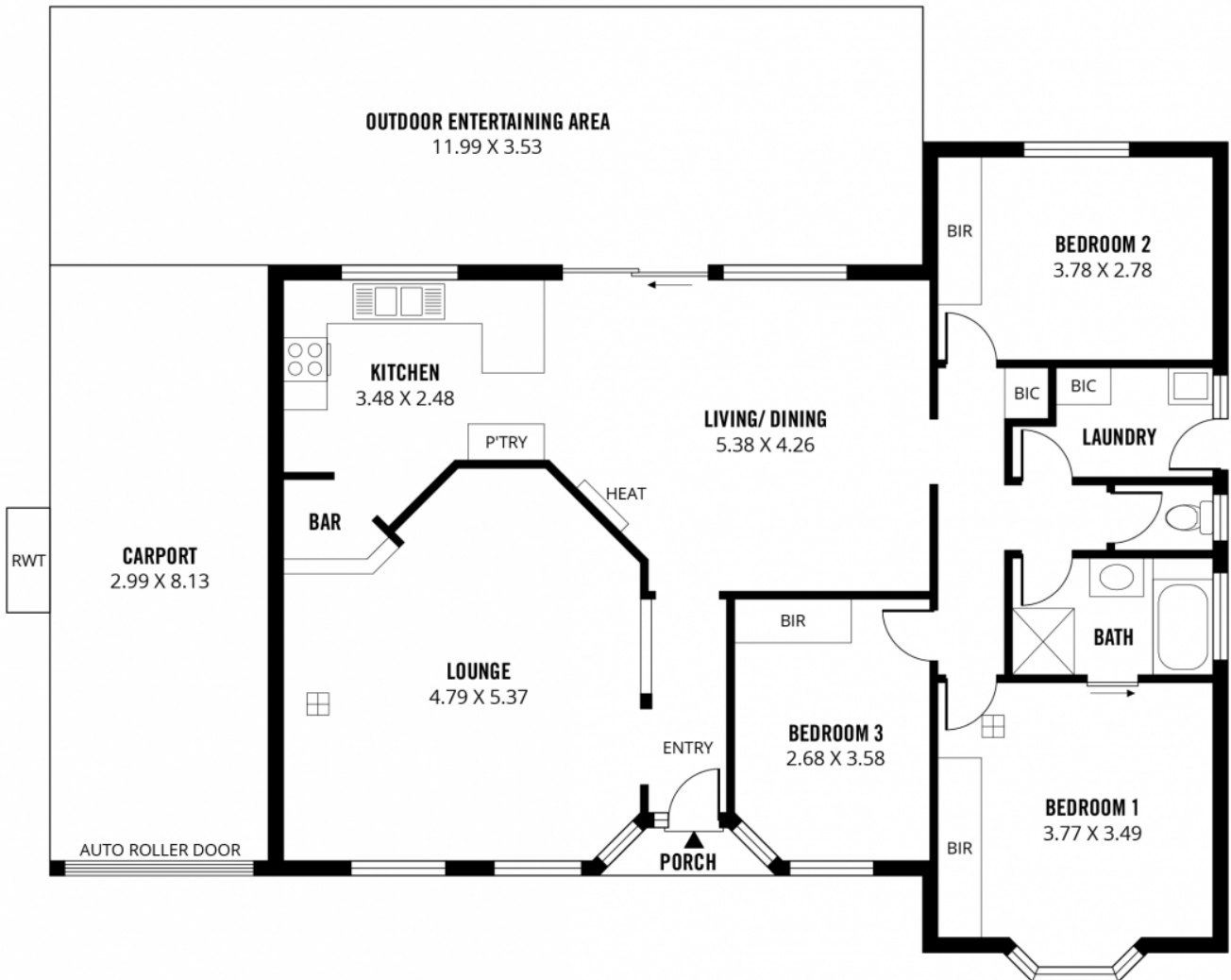
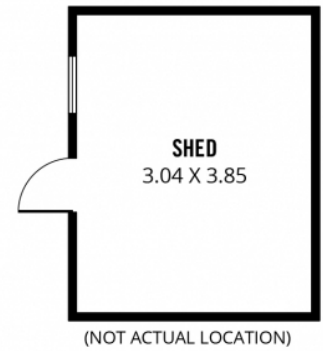
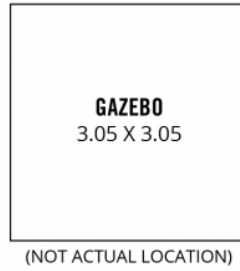
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- Ducted cooling + gas heating
- Roller shutters to bedrooms & lounge
- Clean & neutral décor throughout
- Full-width back verandah
- Separate shady gazebo
- Handy tool/garden shed
- Double length carport with auto roller door
- Manageable block size of 570m2
- Bonus hill views from the back
- Circular front driveway for ease of entry/exit
- Plenty of extra off-street parking

Located within easy reach of the Woodcroft Shopping Plaza, bus transport & choice of parks & schools, this home provides comfort, convenience & lends itself perfectly to people seeking an easy care & secure home & lifestyle. Having been much loved, improved & embellished by the house proud, long-term owners who are now embarking on a 'move to the country' this home is on the market for very definite sale & all serious offers will be considered!



209m²

TOTAL



120m²

Living



13m²

Shed



24m²

Carport



10m²

Porch/ Gazebo



42m²

Outdoor
Entertaining Area



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**