

Sold

4 Woodgate St, Echunga



## CHRISTMAS AT "YOUR NEW HOME" THIS YEAR?

Even the locals may not know this street. It's a quiet, no thru road, surrounded by open pastures, and what a surprise that there's even a little park with playground for the kids to enjoy. A truly special location, all tucked away yet easily accessible to go for a walk to the local hotel for dinner or bakery for lunch when desired. Welcome to the neighbourhood.

It's been 23 years since this very neat, tidy and well loved home has been on the market, special properties like these are held on to, as they effortlessly adapt to the changes. The enormous 60sqm undercover entertaining space is the ideal spot to gather amongst friends and family for any occasion all whilst keeping an eye on backyard fun and games.

All 3 bedrooms have built in robes and ceiling fans and the bathroom has a bath with a separate toilet.

The main family room has a wonderfully warm feel, ideal for those cold winter nights and what a wonderful addition of a second family room - ideal as an office/playroom, even 4th bedroom, which has french doors leading to the entertaining area outside.

 3  1  3  900 m2

Price	SOLD for \$610,000
Property Type	Residential
Property ID	13
Land Area	900 m2
Floor Area	120 m2

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate  
0419 201 600

**HAHNDORF**  
REAL ESTATE

The property has been fitted with 'Country Blinds' throughout and there's also 'Crimsafe' screens and doors.

A new Briggs and Stratton fire pump with a 30m fire hose was installed 9months ago, connecting to a massive 60,000litres (approx) of rainwater storage in 4 separate tanks and a brand new electric hot water service has been installed as well.

Plan what veggies to plant, where to put the chook pen and start enjoying the simple things in life like watching the many birds that share this space.

What a delight it will be for the new owners to receive the keys to this beautifully kept home... Phone Nina for inspection times 0419201600.

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