klemich
by Ben Nightingale

31 Woodforde Road

Magill

3 bed · 1 bath · 2 car



The home

Beds / baths / cars	3 / 1 / 2
Year built	1962
Internal living area	149.4 sqm (approx.) from the floor plan; 260.4 sqm (approx.) in total under roof, including the garage, verandahs and outdoor areas
Land size	602 sqm (approx.)
Construction	Brick and tile
Style	Colonial
Council	Campbelltown
Zoning	General Neighbourhood (GN)

Features

Street presence

> Single level solid red brick home under a tiled roof, set back behind a front garden
> Front verandah with slim cream posts and carriage style lanterns
> Green steel palisade front fence with pedestrian gate

Land

> Regular rectangular block: 21.95 m frontage (approx.) and 27.43 m depth (approx.)
> Block can be subdivided

Living

> Wide entry hallway with built in storage
> Plantation shutters throughout
> Formal living room with wool carpet, decorative cornice and brass wall sconces
> Open plan dining and family area flowing out to the covered entertaining
> A clear sightline from the front living room right through to the back garden

Kitchen

> Renovated kitchen with a large island bench facing the dining area
> White engineered stone benchtops and high gloss white cabinetry
> Technika induction cooktop, Westinghouse oven with AirFry, Bosch dishwasher
> Laundry and butler's pantry off the kitchen with extensive storage

Bedrooms

> Three bedrooms, all with built in robes
> Main bedroom at the front with bay window and plantation shutters

Bathrooms

> Renovated bathroom: frameless rain shower, wall hung vanity, marble look tiling
> Separate toilet

Outdoors

> Large covered outdoor dining area on brick paving, shaded by a grapevine
> Second covered area set up as an outdoor lounge
> Established, easy care gardens front and rear: frangipanis, camellias and an apple tree
> Raised steel garden beds set up for growing
> Colorbond fencing

Parking

> Double garage with workshop, wide concrete driveway

Comfort and energy

> Daikin ducted reverse cycle air conditioning, six zones, installed within the last 3 years
> 5 kW solar system (approx.) with a 10 kWh Tesla Powerwall (approx.)
> Sanden Eco heat pump hot water, Australian made
> R6 insulation throughout the ceiling
> All electric home

Services

- HFC NBN, with gigabit ethernet outlets in the kitchen and bedroom 3
- Mains water and sewer connected

Included in the sale

- 55 inch LG TV, wall mounted in the formal living room
- Solar system, Tesla Powerwall and heat pump hot water

Title and ownership

Title	Torrens title
Certificate of Title	CT 5877/673
Plan	Deposited Plan 7551

What it costs to hold

Council rates	$2,435.75 a year current financial year
Emergency Services Levy	$82.20 a year current financial year
SA Water	$258.49 per quarter supply $88 and sewer $170.49

The neighbourhood

Nightingale Reserve, along Third Creek: playground, free public tennis courts, BBQs and walking trails	0.3 km · 4 min walk
Magill School, zoned primary school	0.6 km · 7 min walk
Norwood International High School, zoned high school	1.3 km · 17 min walk
Magill Village, cafes, shops and services on Magill Road	0.6 km · 8 min walk
Penfolds Magill Estate, cellar door and restaurant	1.6 km · 20 min walk
Adelaide CBD	9.4 km

Questions buyers ask

How old is it, and what has been updated?

Built 1962 and renovated within the last ten years. The kitchen has been redone with a large island, white engineered stone benchtops, an induction cooktop, a Westinghouse oven and a Bosch dishwasher; the bathroom with a frameless rain shower, a wall hung vanity and marble look tiling. The Daikin ducted reverse cycle air conditioning (six zones) is under three years old, the ceiling has R6 insulation, and the home runs all electric on solar with a Tesla Powerwall and heat pump hot water.

How big is the block?

602 square metres (approx.), with 149.4 square metres (approx.) of internal living on the floor plan. A regular rectangle with a 21.95 metre frontage (approx.) and 27.43 metres deep (approx.). Torrens title, so the land is yours outright, and the block can be subdivided.

What does it cost to run?

It is an all electric home with 5 kW of solar (approx.), a 10 kWh Tesla Powerwall (approx.), a heat pump hot water system and R6 ceiling insulation, which keeps running costs low. All of the energy system is included in the sale.

What is included in the sale?

The 55 inch LG TV wall mounted in the formal living room, the solar system, the Tesla Powerwall and the Sanden heat pump hot water system.

What is the next step if I am interested?

Ask for the full Form 1 and contract, and talk to Ben about where your offer needs to sit.

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Prepared for prospective purchasers as a convenience only. Figures for rates, levies, insurance and title are taken from the Form 1 (Vendor's Statement) current at the date of preparation, and may change. Internal area is taken from the floor plan and is approximate; land area is from the title, not a survey. This sheet is not a substitute for the Form 1 and contract, which you should read in full and have reviewed independently before you make an offer. School zones are the Department for Education's published zones and can change; confirm the current zone with the school before relying on it.