

Sold

96 Trailwood Drive, Woodvale



## Spacious Retreat in Leafy Woodvale

Relish in a life of spaciousness and convenience in leafy green Woodvale, just moments from shopping, parks, and schools in this renovated four-bedroom, two-bathroom home. The ideal abode for any growing family seeking a home in a friendly, community-oriented suburb close to amenities and arterial roads, or an astute investor seeking opportunity for growth, it has all the hallmarks of a comfortable home in an exceptional location.

With a fantastic street frontage of lush tropical gardens, this home boasts two large living areas, four carpeted bedrooms, a renovated kitchen overlooking a second living area and dining room, and cleverly provides both a central gathering space for the whole family as well as an abundance of zones for private relaxation. The kitchen is sleek and modern, with plenty of cupboards, bench tops and a chef's oven, while the living room flows seamlessly through to the exterior. Open up either of the two sliding doors here, and you have a lovely, airy feel that makes summertime living relaxed and easy.

A fantastic feature of this home is its incredible outdoor space – a huge, undercover, paved patio that provides a wonderful alfresco area for the whole family to enjoy outdoor meals or BBQs with guests. Wrapping around the side of the home also, this is a zone easily big enough to accommodate outdoor furniture, sun loungers, pots and plants, an outdoor gym or a dedicated play area for the kids. With a large shed with roller doors, there is a ton of space to store your tools or outdoor toys, and with several planter

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<b>Price</b>	SOLD for \$775,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29943
<b>Land Area</b>	692 m <sup>2</sup>

### Agent Details

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### Office Details

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boxes and raised beds, any budding green thumb will be in their true element with so much garden to work with. A gazebo also features and provides a lovely spot to enjoy your morning coffee amongst the greenery and vines.

This is a lovely bright home that exudes a welcoming appeal with enough space to accommodate the growing family who want to be close to all the action. Everything is within easy reach, including freeway access and nearby tranquil Yellagonga Park and Whitfords Train Station is just a few minutes walk away. With plenty of living spaces inside and out, living here, in Woodvale - one of the northern suburbs' most desirable locations, a comfortable lifestyle is assured. For expressions of interest, please get in touch with adam@xceedre.com.au or 0406616608.

Features include:

- Four carpeted bedrooms, main with walk-in robes and updated ensuite
- Bedroom with access to main bathroom through walk-in robe
- Separate study
- Two bathrooms, one with a bath
- Two living areas
- Renovated modern kitchen with stainless steel appliances, chef's oven, abundance of storage
- Open plan kitchen/living/dining
- Mature tropical gardens at the front of the property
- High ceilings and downlights
- Timber flooring in theatre room and tiled living areas
- Generous garden with gazebo
- Large shed with roller doors
- Room for caravan/boat
- Carport with drive-through access
- Secure fencing around the property
- 692sqm block

Location (approx. distances):

- Whitfords Train Station 700m
- Woodvale Tavern 1.7km
- North Woodvale Primary School 1.8km
- Woodvale Boulevard 1.9km
- Woodvale Shopping Centre 1.9km
- Woodvale Primary School 1.9km
- Woodvale Secondary College 2.7km
- Craigie Leisure Centre 2.9km
- Yellagonga Regional Park 3.1km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*