



### 11 Blue Gum Avenue WOODVILLE NORTH SA

3  1  2 

### 3 BEDROOM TOWNHOUSE WITH PRIVATE COURTYARD!

Why not take advantage of this rare offering! Located between the City and Sea makes this offer a fabulous buy.

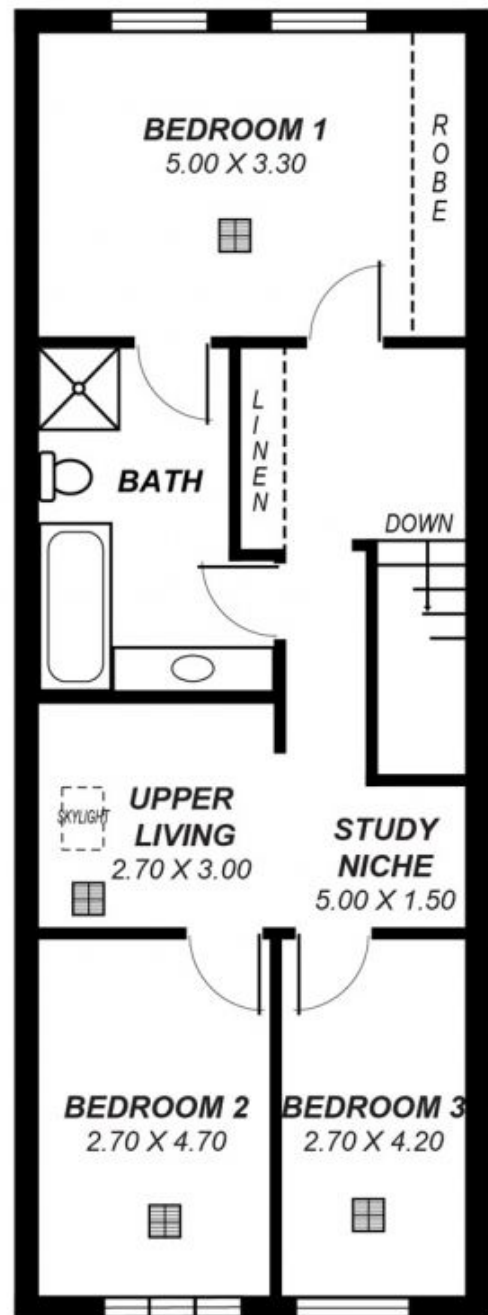
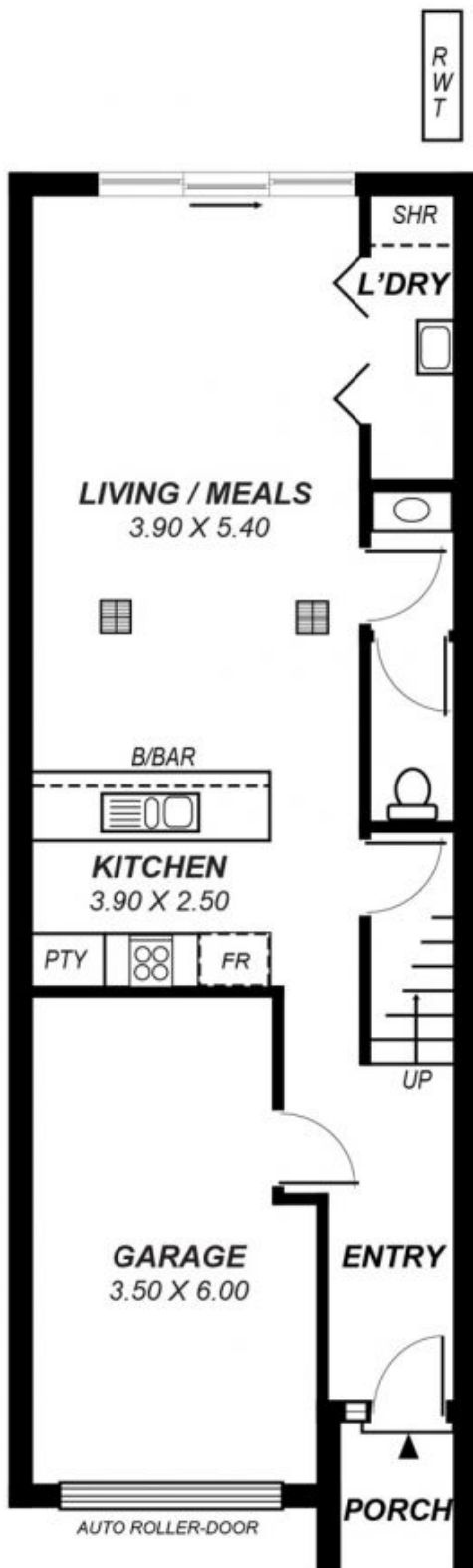
Open the door and be welcomed into your very own home spanning over two spacious levels.

Level 1 offers a generous open plan living area with integrated kitchen offering ample built-in cupboards and bench space, stainless steel cooking appliances and a great size breakfast bar overlooking the adjacent dining/lounge with sliding glass doors opening to a fabulous private courtyard complete with pretty plants, pavers, rainwater tank and gate access to a reserve. This level has a powder room, wc and separate laundry.

**View :** <https://www.michaelkris.com.au/sale/sa/western-beachside-suburbs/woodville-north/residential/to-wnhouse/5834144>



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

Area	m <sup>2</sup>
Lower Living:	58.67
Upper Living:	77.27
Garage:	21.00
<b>Total:</b>	<b>156.94</b>