

OC

1 Woodard Court,
Encounter Bay



From the Owners - Insights & Extras

What first attracted you to this property?

First attracted by spectacular view. We were looking to downsize & the size of the property was right.

Why are you moving or selling?

We are looking for city living.

What do you believe are the major benefits of living in or owning this property?

Easy-care, stress-free living. Quiet, peaceful location. Local eateries within walking distance. Water sport opportunities close by. Major shopping centre within 10 minute drive.

Have you completed any renovations or additions?

Renovated kitchen, laundry/powder room & updates to bathroom.

Where is the electricity box located?

Located on exterior north wall.

Where is the hot water system located?

Located on exterior western wall.

Is there air-conditioning or heating installed?

New split air-conditioning on lower level, older ducted system to main floor and combustion heater.

What is the parking situation?

Single garage parking plus off-street parking for 3 cars.

What are the nearest transport links?

Dial up community bus service. School buses.

Is there any additional storage?

Storage available in garage. Built in robes in bedrooms. Laundry storage & hallway closet.

Where are the roof access points?

Roof access on main floor.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.