

1/1 Pipers Avenue, Windsor Gardens, SA 5087

Boffo

Unit For Sale

Thursday, 18 April 2024

1/1 Pipers Avenue, Windsor Gardens, SA 5087

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 58 m2

Type: Unit



Jimmy Wu
0882697711



Caelum Young
0882697711

Best Offers by 30th of April 2024 (USP)

This well presented two-bedroom unit is perfect for those buyers looking for a property to live in, at an affordable price point with a rare enclosed front and back yard. Equally this property will certainly appeal to investors, who will see the potential to secure quality tenants and who are also wanting to take advantage of the area's historically strong rental yields and potential future capital growth. Nestled in an excellent location, this residence is in close proximity to the picturesque River Torrens Linear Park Trail, offering residents a serene and nature-filled escape just moments away. Features that make this home special:- Good sized bedrooms one and two both with built-in robes, bedroom one with ceiling fan - Light-filled living, kitchen and meals area with split system air conditioner - Kitchen with gas cooktop and ample bench and cupboard space - Bathroom with laundry facilities- Low-maintenance paved backyard with pergola and garden shed- Single allocated carport- Common area to park an additional car Property Details:- Current yearly rate \$1030.15- Water supply \$74.2/Q- Sewer \$79.5/Q- Water usage, 25% of the total usage- Strata admin fund \$538/Q approximately- Sinking fund \$75/Q Located only minutes away from all the shopping that Newton Village, Greenacres and Lightsview Shopping Centre's have to offer. A variety of schools are in close proximity including Avenues College directly across from the property, Charles Campbell College, Kildare College, St Pius X Primary and Hillcrest Primary. Within easy access to the city via the O-Bahn Paradise Interchange which is only minutes away. All of this and only 12km (approximately) to the Adelaide CBD and 5km (approximately) to all of the shopping and entertainment options that Tea Tree Plaza has to offer. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174