

**1/22 Kiltie Avenue, Windsor Gardens, SA 5087**



**Sold House**

Friday, 22 September 2023

1/22 Kiltie Avenue, Windsor Gardens, SA 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$443,500**

As part of an intimate trio of solid brick units, this two-bedroom, solid brick abode captures the essence of streamlined living, all while promising zero Strata fees. Step inside this street front unit onto rich timber laminate flooring, reflecting the soft LED downlights from above. Freshly painted walls set a crisp backdrop for daily living, harmonising seamlessly with the pristine white slimline venetian blinds adorning the windows. Central to the home, the open-plan layout fuses the kitchen, dining and living spaces. The kitchen showcases sleek white cabinetry complemented by modern bench-tops, and functionality hasn't been overlooked - a generous window welcomes morning sun, while state-of-the-art stainless steel appliances, including a Euro 600 stove top and electric oven, make culinary adventures a breeze. Don't overlook the sparkling dishwasher either! The living room, bathed in ample natural light from a unique double corner window, offers a space of relaxation and connection. The main bedroom boasts the added luxury of a built-in wardrobe, a nod to the unit's thoughtful design. Laundry chores? Make them effortless in the separate laundry room, complete with direct backyard access, a sink, and washing machine provisions. Outside, the backyard offers a tidy paved area, shaded by a verandah, offering ample space to entertain, or simply dry laundry on the discreet washing line. Vehicle storage is sorted with a private driveway leading to a dedicated carport, conveniently placed adjacent to the front door. The comfort of ducted cooling promises year-round ease, and a new hot water service ensures a steady stream of comfort. In a serene setting with contemporary touches, this cosy Windsor Gardens unit has everything the modern minimalist could need. With popular Melo Cafe just streets away, wake up and walk to get your morning coffee and enjoy the convenience of being located mere minutes from Gilles Plains Shopping Centre and Bunnings. Additional features include: • Simple grassed front garden and lush greenery down the side of the driveway • Electric roller shutters for security and privacy • Bright, light and airy interiors with a soft white colour palette • Modern fixtures and fittings • Nearby schools include: Dernancourt School R-7, Wandana Primary School, Sunrise Christian School, Pinnacle College (Gilles Plains Campus), Gilles Plains Primary School, Kildare College, Windsor Gardens Vocational College, St Paul's College, Charles Campbell College. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.