

1/3 Acton Avenue, Windsor Gardens, SA 5087

NOAKES
NICKOLAS

Sold House

Friday, 3 November 2023

1/3 Acton Avenue, Windsor Gardens, SA 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 303 m2

Type: House



Matthew Anand
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Lachlan Edwards
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\$707,000

Built in 2013 and only initially occupied in 2022, this contemporary home of wide appeal and in excellent condition is ready to provide you a wonderful home base or investment in the popular suburb of Windsor Gardens. Set in a small group overlooking quiet Acton Avenue, a sleek Hebel façade centres around the central covered porch, guiding you into the entry. Stepping indoors onto floating timber floors, the entry is flanked by two carpeted double bedrooms, including the main bedroom suite. Boasting quality blinds, a generous walk-in robe and modern ensuite, it's an ideal retreat for heads of household. Inclusive of built-in robes, the third bedroom is tucked down a separate north-facing hallway to the rear, with a timeless main bathroom with a family-friendly bathtub, and both bathed in a beautiful consistent natural light. Ahead of the entry, glorious north-east facing open plan living forms the heart of the home. A generously appointed kitchen includes tons of 2-pac cabinetry, stainless steel appliances including a gas cooktop, and a lengthy stone benchtop for Friday night drinks and weekday de-briefs alike. You'll love the easy flow to the living spaces, with plenty of space for a large lounge setting and dining table. Illuminating the space with natural light, two large glass sliding doors guide you outdoors to the patio, wrapped in good neighbour fencing and prime for entertaining. On its 303m² allotment there's enough room to keep busy, while nearby Felixstow Reserve and the extended natural setting of the creek offer plenty of playgrounds, basketball courts and open spaces for recreation, with the Mega Courts Indoor Sports Centre available for all-seasons activity. In superb condition, this stylish address is ready to fill with memories in the heart of Windsor Gardens. A short walk to shopping at Greenacres Central, including Coles, Ambrosia Café, Zambrero, Australia Post and more, while also close to Ben Bakers, Guzman y Gomez, The Windsor Hotel and Anytime Fitness, convenience is on your doorstep in Windsor Gardens. For an address that delivers on both comfort and convenience, Acton Avenue awaits your inspection. More features to love:- Small community group with pets allowed- Reverse cycle ducted A/C throughout- Secure garage with auto panel lift door and off-street parking for a second car on exposed aggregate driveway- Large laundry with external access- Hills secure alarm system- Instant gas hot water system- Zoned to Klemzig Primary and Avenues College and within the catchment area for Klemzig Kindergarten, Hillcrest Primary & St Pius School- Easy access to public transport along North East Road Just 6.5km to the Adelaide CBD Land Size: 303sqm Living: 151sqm Year Built: 2013 Title: Community Council: Port Adelaide Enfield Council Rates: \$1100 PASA Water: \$156 PQES Levy: \$530 PAC Community Rates: \$162.50 PQ Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.