

**1/44 Heather Avenue, Windsor Gardens, SA 5087**

**Boffo**

**Unit For Sale**

Thursday, 30 November 2023

1/44 Heather Avenue, Windsor Gardens, SA 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jimmy Wu  
0882697711



Caelum Young  
0429529219

**\$285,000 - \$305,000**

This low maintenance unit is perfect for the savvy investor looking to add to their portfolio, or the first home buyer looking to enter the market. The layout offers two bedrooms and one bathroom as well as a light-filled living/meals area, with air-conditioning, plus a well-appointed kitchen. Here, gas cooking and ample storage await while a central main bathroom completes the floorplan. There is also off-street parking, but with such a central location you can leave the car at home and walk to the local bus stop for easy access to everything this region has to offer. Features that make this home special:- Good sized bedrooms 1 and 2 both with built-in robes- Modern white kitchen with ample cupboard space, standalone gas cooktop and oven, complimented by feature subway tile splashback - Light-filled living/meals area with split system air conditioner and ceiling fan - Original main bathroom with laundry facilities - Low-maintenance paved backyard with garden shed- Single allocated carportAdditional Features: -STRATA fee \$150 per quarter -Sinking fund \$15 per quarter-Water supply \$74.20 per quarter-Sewer \$79.50 per quarter-Appportionment percentage for water usage is 25%-Current year rate \$1,030 per annum Ideally located in the ever-demanding suburb of Windsor Gardens. With local parks, shops, public transport and schools all within a short walk or driving distance. Less than 2km to the Paradise interchange and the O-Bahn will take you into the city in no time. All of this plus a short drive to the Adelaide CBD and Tea Tree Plaza.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