

**1 Howard Street, Windsor Gardens, SA 5087**



**Sold House**

Friday, 11 August 2023

1 Howard Street, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 733 m2**

**Type: House**

**\$715,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this renovator's delight in the thriving suburb of Windsor Gardens. Ripe and ready to receive some TLC; a blank canvas for purchases in all stages of their property journey - first home buyers looking to get their feet onto the property ladder; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Situated on a generously sized allotment of approximately 733m<sup>2</sup> and with an approximate frontage of 21.30 metres, astute purchasers will notice not only the subdivision potential subject to the necessary planning consent. Located within minutes of many local amenities such as Gilles Plains Shopping Centre, Greenacres Shopping Centre, TK Shutter Reserve and North Eastern MetroStars Soccer Club (as well as the many other parks and reserves); minutes from both Paradise and Klemzig Interchanges which provide an easy commute to Adelaide CBD and back as well as being located only a stone's throw away from the shopping and business precinct that is North East Road itself. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this home include:

- Ducted evaporative air conditioning.
- Centrally located living room.
- Large master bedroom with robe with window awnings on the exterior.
- Sizeable kitchen with gas cooktop and dining area.
- Bedrooms 2 and 3 include floating timber floors.
- Bathroom with bath and shower.
- Sizeable laundry with separate toilet and external access.
- Spacious outdoor entertaining area looking out to the large yard with fruit trees.
- Tool shed and water tank.
- Generously sized garage.
- Secure front to rear access.
- Huge double carport with locked gate access.
- Manicured front lawns and gardens creating an inviting street presence.

Local schooling options include Klemzig Primary School, Hillcrest Primary School and Avenues College. • NO EASEMENTS OR SIGNIFICANT TREES • Currently in a fixed lease which ends on 18/08/23. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property will be auctioned on 19/08/23 @2.30 pm and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341