

**17A Tarpeena Avenue, Windsor Gardens, SA 5087**

**HARRIS**

**House For Sale**

Friday, 2 February 2024

17A Tarpeena Avenue, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



Tim Gu

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Effie Vlachoulis

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## **\$710k (USP)**

This delightful property built in 2005 boasts a well-presented facade that instantly captures the eye and sets the tone for a welcoming home. Nestled in an excellent location, this residence is in close proximity to the picturesque River Torrens Linear Park Trail, only a stone's throw away to Hartley Grove Reserve and The Avenues College Reserve, offering residents a serene and nature-filled escape just moments away. The large pitched roof verandah is a standout feature, providing the perfect setting for outdoor entertaining or simply unwinding after a long day. Imagine enjoying a cup of coffee in the morning or hosting gatherings with friends and family in this inviting outdoor space. 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 Bunnings, Dan Murphy, Guzman y Gomez, The Windsor Hotel and Derrimut 24:7 Gym, convenience is on your doorstep in Windsor Gardens. For an address that delivers on both comfort and convenience, 17a Tarpeena Avenue awaits your inspection. Features that make this home special:- Main bedroom with generous walk-in robe and ensuite - Bedrooms two and three both of good size and offering built-in robes- Neat and tidy kitchen with gas cooktop, dishwasher and ample storage space including pantry- Light-filled open plan living and dining area with double sliding doors seamlessly opening onto the covered entertaining area- Well-appointed main bathroom with bath, shower and separate toilet- Ducted air conditioning (1-year old) throughout- Practical laundry with external access- Low maintenance backyard with grass area perfect for kids and pets to enjoy- Great size garden shed for all your outdoor storage- 6kw Solar system - Automatic double garage with internal access and additional roller door for rear yard access- Zoned to Klemzig Primary and Avenues College and within the catchment area for Klemzig Kindergarten, Hillcrest Primary & St Pius School Specifications: CT / 5895/215 Council / Port Adelaide Enfield Zoning / GN Built / 2005 Land / 406m<sup>2</sup> Frontage / 10.82m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Klemzig P.S, Avenues College, Hillcrest P.S, Wandana P.S, Dernancourt School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409