

**1A Palmerston Rd, Windsor Gardens, SA 5087**



**Sold House**

Tuesday, 5 September 2023

1A Palmerston Rd, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 429 m2**

**Type: House**



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**\$595,000**

Step into the future of comfortable living at 1A Palmerston Avenue in the picturesque Windsor Gardens. This elegant duplex offers not just a home, but a lifestyle enriched with modern amenities and thoughtful design. As you approach, the charm of the exterior is evident, with a neatly manicured front garden and an inviting entrance that whispers a warm welcome. The exterior sets the stage for what lies within, a true haven of comfort and convenience. Inside, you'll immediately appreciate the fine details that define this home. A reverse cycle ducted system seamlessly blends into the background while keeping every corner perfectly climate controlled. The spacious open plan family and meals area greets you, providing a stunning space to both entertain guests and relax with family. The remarkable kitchen stands as a centrepiece of the home, create culinary master pieces with the help of a dishwasher for effortless cleanup, a built-in gas stove, ample storage, and bench space, with a connecting breakfast bar for casual dining. The master bedroom is a sanctuary, complete with a walk-in wardrobe and private three-piece ensuite, while the second and third bedrooms both provide built-in robes for convenient living. The main bathroom is well appointed and provides a combined bathtub and shower, with a toilet, and vanity storage, offering convenience and functionality for the whole family. The indoors are complete with a practical laundry room presenting storage and backyard access. The interior transitions seamlessly to the outdoors, where the entertaining verandah beckons you to step outside and enjoy the breeze, extending the living space for gatherings or quiet relaxation. The backyard offers versatility and practicality with both a large lawn and a paved area to run around and enjoy. A handy garden shed provides easy storage and a water tank contributes to eco sustainability, the harmony of this home continues to the single car garage with automatic roller doors and functional internal access. Nestled in a prime location, this property is conveniently close to the highway and offers easy access to nearby amenities. You'll find a variety of shopping centres just a short drive away, giving you endless options for your retail needs. If you're in the mood for leisure, take advantage of the nearby parks such or explore the local library. Your dream home awaits at 1A Palmerston Avenue - where modern living meets timeless comfort. Don't miss the chance to make this haven your own!

**Property Features:**

- Three-bedroom and two-bathroom home
- Master bedroom offers a walk-in wardrobe and three-piece ensuite
- Second and third bedrooms have built-in robes
- Spacious open plan family and meals area with bay windows
- Modern kitchen with built-in gas cooking, a dishwasher, a pantry, ample storage and bench space, and a breakfast bar
- Main bathroom offers a combined shower and bathtub, a toilet, and vanity storage
- Internal laundry with backyard access and linen closet
- Reverse cycle ducted air conditioning system throughout
- Blinds fitted on all windows
- Carpet floors in the bedrooms and floorboards throughout the living areas
- Solar system for energy efficiency
- Gas hot water system for instant hot water
- Water tank for eco sustainability and garden shed for additional storage
- Paved outdoor entertaining verandah for enjoyment
- Spacious backyard with a vast lawn area for outdoor activities
- Single garage with internal access and automatic roller door
- Artificial lawn and stones in the front yard with additional parking in the driveway
- The Avenues College is less than two minutes away

**Schools:** The nearby unzoned primary school is Avenues College, Wandana Primary School, Dernancourt School and Hillcrest Primary School. The nearby zoned secondary school is Avenues College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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**Property Details:** Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 429sqm (Approx.) House | 180sqm (Approx.) Built | 2009 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa