

**1A Tarpeena Avenue, Windsor Gardens, SA 5087**



**House For Sale**

Tuesday, 5 December 2023

1A Tarpeena Avenue, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Gerry Manning

## Best Offers by Tuesday 12th December ( USP).

First Open Saturday 9th Decemeber at 1pm closing at 1.30pm. Be Quick!!! Peacefully nestled in a quiet, low traffic street, this modern wide frontage courtyard home offers both security and serenity across a generous 3 bedroom layout where 2 separate living areas provide ample room for the growing or active family. Younger buyers, investors and middle-aged downscalers will all appreciate the contemporary fit out and low maintenance upkeep that this exciting new release offers. Relax in both formal or casual comfort in a cosy carpeted formal living room or step on through to a generous combined family/dining room where LED downlights, fresh neutral tones and sleek tiled floors create a modern and inviting living space. A quality appointed kitchen overlooks the family room, featuring gloss timber grain cabinetry, island breakfast bar, stainless steel appliances, crisp tiled splash backs, double sink with filtered water and generous pantry space. Step outdoors and entertain in alfresco comfort on a large outdoor living portico, constructed under the main roof and overlooking a delightful synthetic lawn covered backyard where there is ample room for kids and pets. All 3 bedrooms feature fresh quality carpets and robe amenities. The master bedroom offers a walk-in robe and bright ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. A clever 3 way bathroom with separate toilet and open vanity will cater for those busy school and work mornings, while a clever walk-through laundry with exterior access completes the utilities. A double garage with auto panel lift door will accommodate the family cars, and there is a rear access roller door enabling extra parking for your recreational vehicles, trailers or bikes. Ducted reverse cycle air-conditioning and 2.7m ceilings enhance this exciting living space, completing a value packed, peaceful and serene offering that is bound to appeal to the modern market. Briefly: \* Generous wide frontage, low maintenance courtyard home on easy care allotment \* Both formal and casual living zones across a 3 bedroom design \* Spacious carpeted formal lounge \* Light filled, tiled family/dining room with kitchen overlooking \* Kitchen boasting gloss timber grain cabinetry, island breakfast bar, stainless steel appliances, crisp tiled splash backs, double sink with filtered water and generous pantry space \* 2.7 m ceilings & LED downlights \* Large alfresco entertaining portico constructed under the main roof \* Easy care, synthetic lawn covered rear yard with ample room for kids and pets \* 3 spacious bedrooms, all with fresh quality carpets and robe amenities \* Bedroom 1 with walk-in robe and spacious ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Clever 3 way bathroom with wide open vanity \* Walk-through laundry with exterior access \* Ducted reverse cycle air-conditioning \* Double garage with auto panel lift door plus rear access roller door \* Direct interior access to the home from the garage \* Rainwater tank \* Ideal opportunity for both homebuyers or investors Perfectly located on a quiet street and close to all desirable urban amenities. Local zoned schools are Avenues College, (just around the corner), and Klemzig Primary School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Hartley Grove Reserve with its playground and barbeque facilities is just around the corner plus Klemzig Reserve and the Gaza Sports and Community Club are both in the local area along with the River Torrens Linear Park. Gilles Plains & Greenacres Shopping Centres are both nearby on North East Road where public transport is also available for your daily commute, along with the Paradise Obhan Interchange. If you're in the market for a quality low maintenance home or looking for another property for your portfolio then an inspection is highly recommended.