

**3/23 Hartley Grove, Windsor Gardens, SA 5087**



**House For Sale**

Thursday, 13 June 2024

3/23 Hartley Grove, Windsor Gardens, SA 5087

**Bedrooms: 3**

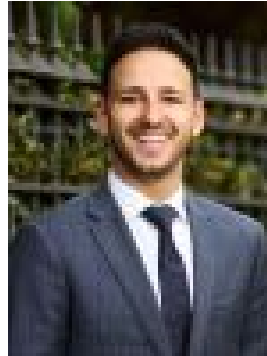
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Adam Humzy  
0488586552



Stefan Siciliano  
0403171489

## Auction On-Site Friday 28th June at 5PM

Tucked away at the rear of a group off street, this 2007 solid brick single-storey home in Windsor Gardens epitomizes low maintenance living with all the necessary amenities. Perfect for downsizers or first home buyers seeking privacy and ease, the property's front is thoughtfully paved, presenting an inviting approach and ample parking space, leading directly to a secure single car garage. As you enter the home, you're welcomed into a formal lounge room—a customisable space just waiting for your unique touch. Three cosy bedrooms unfold from here, with ceiling fans in bedrooms one and three. The master bedroom is a portrait of repose, featuring a charming front-facing bay window, built-in wardrobe and the luxury of direct access to the main shared bathroom, where a spacious bathtub, vanity and shower await, while a separate toilet affirming the home's design practicality. Rich floorboarding sweeps throughout the house, unifying each room with a sense of continuity and style. Journey to the home's heart, where an open plan kitchen and living room marrying function with form. The kitchen boasts a dishwasher, gas stove, oven, and a large pantry, all integrated smoothly to optimise the space. A breakfast bar emerges as a cozy spot for casual meals. Outdoors, the L-shaped backyard is a paved haven, designed for minimal maintenance and maximum leisure. Embrace the freedom of having more time for yourself, knowing that your living environment requires little upkeep. The property shines with additional features such as ducted heating and cooling for year-round comfort, and roll-down blinds on all windows and doors to ensure your privacy and control over the light. A private laundry room adds a layer of self-sufficiency, completing the home's well-rounded amenities. This Windsor Gardens unit invites you to a life where convenience and carefree living are at the forefront, northeast of Adelaide's bustling city centre. Here, you'll find a home that's ready-made for ease, tucked away in a friendly community, offering a peaceful escape from the urban rush. Additional features include:

- Walking distance to an array of parks and Linear Park trails
- Close proximity to Gilles Plains Shopping Centre
- Nearby schools include: Dernancourt School R-7, Wandana Primary School, Sunrise Christian School, Pinnacle College (Gilles Plains Campus), Gilles Plains Primary School, Kildare College, Windsor Gardens Vocational College, St Paul's College, Charles Campbell College

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.