

**3/35A Hounslow Avenue, Cowandilla, SA 5033**



**Unit For Sale**

Wednesday, 17 January 2024

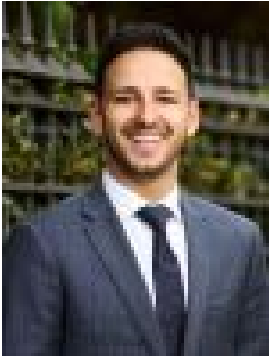
3/35A Hounslow Avenue, Cowandilla, SA 5033

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Stefan Siciliano  
0403171489



Adam Humzy  
0488586552

## Best Offers By - 31st Jan, 10am

Best Offers By: Wednesday 31st January, 2024 at 10:00am (USP) Sitting pretty in the quintessential pocket of Cowandilla, this 2-bedroom, dual living home represents an ideal balance between urban accessibility and coastal bliss. With its recent revitalisation, including a fresh coat of paint and new carpeting, it stands as a testament to impeccable maintenance and modern charm, offering a move-in ready haven for those in search of effortless homeliness. The home itself mirrors the suburb's harmony of elements, featuring a bathroom that's practically new, providing the comforts of a heated light, shower, bathtub and separate toilet. Double-glazed windows assure a peaceful residence, contributing to the efficiency and calm that are the hallmarks of modern living. Graceful curtains frame the bedroom and living space windows, with fans and ducted reverse cycle air conditioning enveloping each room for a climate-controlled haven. An inviting natural gas wall heater within the living space offers additional coziness in those cooler months. External roller shutters enhance the feeling of security and seclusion, while built-in wardrobes in the bedrooms and an abundance of storage options speak to the thoughtfulness embedded in every corner of its petite design. The culinary heart, a U-shaped kitchen, features a Lofra stainless steel gas cooktop, dishwasher, filtered water tap, and ample cupboard space. Seamless indoor-outdoor living unfolds as you step out onto the paved, undercover alfresco dining area, an idyllic spot for enjoying meals while overlooking the newly grassed backyard and its neatly manicured garden. A single garage with two roller-doors ensures the practicality of vehicle storage, and the impressive 5kw solar system, equipped with 26 panels, stands as a testament to the home's commitment to sustainability. Cowandilla emerges as a suburb in demand, surrounded by thriving neighbourhoods adorned with quality homes, making it a focal point for those drawn to the allure of a location that offers the best of both the bustling city life and the serene escape of seaside repose.

**Additional Features:**

- Private and secure, surrounded by tall fencing
- Pristine front and rear gardens, blossoming with just the right amount of greenery
- Downlighting throughout
- Curtains / blinds on most windows and doors
- Sparkling clean, with a bright and neutral ambience, complimented by bouncing natural light
- Self managed strata in a small group of 3 street facing units (current srata insurance contribution only \$820 each per year)
- Nearby schools include: St John Bosco School, Cowandilla Primary School, Torrensville Primary School, Tenison Woods Catholic Primary School, St George College, Thebarton Senior College, Underdale High School, Warriappendi School, Nazareth Catholic College (Flinders Park Campus)

**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.