

3/38 Windsor Road, Glenunga, SA 5064



Sold House

Thursday, 15 February 2024

3/38 Windsor Road, Glenunga, SA 5064

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 153 m2

Type: House



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\$865,000

Auction Location: on site Situated to the rear of a small group of three, this neatly presented '93 built homette is perfect for downsizers, first home buyers or a very wise addition to the investment portfolio. Featuring open living and dining, a large kitchen and a separate study area this home boasts a floor plan with more than enough living space. Reverse Cycle air conditioning plus split systems in the bedrooms, roller shutters to every window and secure parking under the main roof add to the appeal. Security here is paramount. Backing onto Kingsley Reserve and the Glenunga Tennis Club, is it possible to add a direct access gate from your rear courtyard? Walking distance to Burnside Village, zoned for Linden Park Primary and Glenunga International High School. Strata allows for your four legged friend. Quite simply, ticking all the right boxes. AUCTION: Friday 1st March at 12:30pm, on site (USP) - CONTRACTED AT AUCTION CT: Volume 5147 Folio 443 Council: City of Burnside Council Rates: \$1,141.15 per annum (approx) Water Rates: \$177.05 per quarter (approx) Strata Levy: \$783.33 per quarter plus sinking levy \$83 per quarter (approx) Year Built: 1993 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/7PFdmmtztNIQ> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis & Sam Hooper to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.