

**3 Albion Street, Windsor Gardens, SA 5087**

**House For Sale**

Thursday, 9 May 2024



**3 Albion Street, Windsor Gardens, SA 5087**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jimmy Wu  
0882697711



Jackson Pinchbeck  
0882697711

## **Auction \$775,000**

Auction Location: On Site This stylish, low maintenance courtyard home, built circa 2008, is beautifully maintained throughout and is the perfect opportunity for buyers seeking a quality home to move straight into and start enjoying an exceptional lifestyle with many great amenities close by. Set on an easy-to-maintain 320sqm (approximate) community lot with only 2 in the group. Providing three spacious bedrooms and a generous open plan living, kitchen and dining area that flows effortlessly through the sliding doors to the pitched roof verandah. A double garage under the main roof completes the offering. An ideal home to live in or an outstanding investment property due to strong rental demand in the area. This is a property that is worth inspecting! Features that make this home special:- Master bedroom with walk-in robe and ensuite - Good sized bedrooms two and three, bedroom two with built-in robe- Open plan living, dining and kitchen area, making the perfect space to entertain- Modern kitchen with gas cooktop, dishwasher and breakfast bar - Main bathroom with separate bath and shower + separate toilet- Separate laundry- Ducted air-conditioning- Verandah with pitched roof, ideal for outdoor entertaining- Courtyard to the side of the property- Rainwater tank- Double garage with external access- Solar system with 18 panels Ideally located only minutes away from Greenacres and Lightsview Village Shopping Centre's, a variety of schools including St Pius X Primary School, Klemzig Primary, Hillcrest Primary, Avenues College and Cedars College. Within easy access to the city via the O-Bahn Klemzig Interchange which is only minutes away. All of this and only 11km (approximately) to the Adelaide CBD and 6.4km (approximately) to all of the shopping and entertainment options that Tea Tree Plaza has to offer. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174