

**3 Lothian Avenue, Windsor Gardens, SA 5087**

**Boffo**

**House For Sale**

Friday, 3 May 2024

**3 Lothian Avenue, Windsor Gardens, SA 5087**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 700 m2**

**Type: House**



Jimmy Wu  
0882697711



Caelum Young  
0882697711

## **Auction \$650,000**

Auction Location: On Site This original home is positioned on a generous 700sqm (approximate) allotment with a 16.2m (approximate) frontage and provides great potential for the lucky new owner. Offering an enviable lifestyle with the picturesque River Torrens Linear Park Trail moments away and an abundance of amenities at your fingertips. You might look to make some cosmetic upgrades and add significant value over time or capitalise on the generous block to build your dream home, equally perfect for investors looking to rent out and reap the rewards. The choice is yours! (subject to all necessary consents). Features that make this home special:- Three good sized bedrooms, bedrooms one and two equipped with ceiling fans, bedroom one with built-in robe - Separate lounge room - Sunroom- Original main bathroom with shower and bathtub- Neat and tidy, white kitchen with ample bench and cupboard space- Meals area adjacent kitchen- Front and rear courtyards- Expansive rear yard with two garden sheds The Vendor advises that the property is sold on an 'as is basis' and in respect to the A/C and Heater in the Living room and A/C in Bedroom 3 noted on the floorplan advertised, these are not operational and will not be replaced or fixed prior to settlement. Located only minutes away from all the shopping that Gilles Plains, Greenacres and Lightsview Shopping Centre's have to offer. A variety of schools are in close proximity including Avenues College directly across from the property, Charles Campbell College, Kildare College, St Pius X Primary and Hillcrest Primary. Within easy access to the city via the O-Bahn Paradise Interchange which is only minutes away. All of this and only 12km (approximately) to the Adelaide CBD and 5km (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