

33 Pibroch Avenue, Windsor Gardens, SA 5087

Sold House



Wednesday, 28 February 2024

33 Pibroch Avenue, Windsor Gardens, SA 5087

Bedrooms: 3 Bathrooms: 1 Parkings: 4 Area: 702 m2 Type: House



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Auction Saturday the 16th of March at 12:00pm Whether it's a first foray into the housing market, or an astute investment for the property portfolio, this charming property will deliver in spades. This recently renovated c1964 beauty sits on a substantial 702sqm of prime land (with no easements). You have the option to either enjoy the home or add to your investment portfolio, while you let your imagination run wild with the future redevelopment potential for this rare land size (S.T.P.C). As the saying goes 'Buy land, they're not making it anymore'. The home welcomes you with high ceilings and hardy, floating, wood look flooring. The real star is the kitchen, with its open-plan living and dining spaces. Only recently completed, cooking and entertaining will be a pleasure, with contrasting light grey/white shaker style cabinetry and luxurious marble-look stone benchtops. In addition the large butlers sink, gas cooking and dishwasher complete this luxe package. Year round comfort is assured via the ducted evaporative cooling, split system heating and cooling, and you will love the cosy fireplace, housing its fabulous wood heater, which will pack a punch as the nights get colder. The three bedrooms are of pleasing proportions, and all have built-in wardrobes. They are serviced by a bathroom which is light and bright, offering a bath as well as a shower, and a sparkling new vanity. The original terrazzo floor found in the bathroom is also found in the laundry, which is spacious and has direct access outside to the washing line. The double carport can also be used as a covered area for outdoor entertaining, which is conveniently accessed by sliding doors directly from the kitchen. An ideal place to relax with the family or entertain guests. There's plenty of room for the kids to play, and/or plenty of room for buyers to indulge in their horticultural pursuits, with a spacious shed for storing all of your tools, and a small garden shed. The location is perfect just 11km to the City. You are walking distance to the Windsor Gardens Village with the popular Melo Café and Bandit & Co Hairdresser. The Gilles Plains shopping centre is a 1 minute drive away. Linear Park is also down the road with playground and BBQ facilities. Close by you have easy access to the Paradise Interchange where you can jump on the O-Bahn and be in the City within 10 minutes. You are also surrounded by excellent schooling options with zoning for the Avenues College. You are also close to Dernancourt Primary and great private schools such as Kildare College, St Pius and Saint Ignatius. With Windsor Gardens enjoying a yearly increase of 10.62% in the last 12 months, to put a foothold in this popular suburb, brimming with promise and with significant urban gentrification, represents a wise long-term investment, whatever your plans. Other features the vendors think you'll love: Torrens titles Substantial 702m2 land size No easements Recently renovated. High ceilings Hardy wood style floating floors Open plan living and dining Modern kitchen with stone bench tops and gas cooking Large butlers sink Dishwasher All 3 bedrooms feature built in robes Bathroom with both a bath and a shower Outside under cover parking for 2 cars or entertaining Large shed Gardens shed Ducted evaporative cooling Split system heating and cooling Combustion wood heater Instant flow gas hot water system Washing line Original terrazzo floor in bathroom and laundry New roof 5 years ago Rare opportunity offering a great lifestyle with lots of potential Specifications: C/T: 5672/908. LGA: PORT ADELAIDE ENFIELD. Zoning: GN. Land Size: 702.0 m2. Build Size: 96 m2. Built: 1964. Council Rates: \$1,164.20 per year.