

**34a Brecon Street, Windsor Gardens, SA 5087**



**Sold House**

Friday, 23 February 2024

34a Brecon Street, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 406 m2**

**Type: House**



Michael Duff  
0413234058

**\$768,000**

Best and Final Offers by 12:00pm Friday the 01/03/2024 (Auction Cancelled) Tucked away in the ever so quiet Hayward Close, this beautifully presented character home is sure to impress upon inspection. Welcoming you with a front verandah, step inside to hardwood timber flooring and 2.7m high ceilings. You will love the open plan kitchen, dining and lounge room with its cozy gas log fireplace. The indoors seamlessly flows outside to the undercover entertaining area, overlooking the low maintenance garden. The perfect place to relax with the family or entertain guests. There is also a separate outside area with plenty of storage and could be used as a workshop, man cave or hobby room, the choice is yours! The secure carport can comfortably accommodate 3 cars. Accommodation includes three spacious bedrooms. The main bedroom features a walk through robe to the huge bathroom, which has enough space to potentially create an ensuite in the future. The other two bedrooms both feature built in robes. There is also a second separate toilet. The location is perfect, just 10km to the City. You are walking distance to the Hartley Grove Reserve with a playground and BBQ facilities. Close by to Linear Park. Easy access to public transport with the bus stop on Brecon Street, and close proximity to the O-Bahn. 3 minute drive to the Gilles Plains shopping centre. 10 minute drive to the Westfield Tea Tree Plaza. Excellent schools close by with zoning for Klemzig Primary and Avenues College, just a short walk away, plus plenty of great private schools close by. This home really does offer excellent value and a wonderful, low maintenance lifestyle. For further information please call Michael Duff on 0413 234 058. Features include:- Private and quiet cul de sac location- 406m<sup>2</sup> land size- Character reproduction home- Private and enclosed garden- Outside undercover entertaining deck- Hardwood timber flooring throughout- 2.7m high ceilings- Open plan kitchen with gas cooking- Pyrolytic oven- Ducted reverse cycle heating and cooling- Lounge with gas log fire- 3 spacious bedrooms- Secure carport for 3 cars- Separate workshop/hobby room with plenty of storage- 5kw solar system- Roller shutters at the back of the home- Ceiling Fans- Laundry room- Security entrance lighting to Hayward Close, plus a gardener who maintains the common areas- Fully automatic watering system Specifications: CT / 5896/259 Council / City of Port Adelaide Enfield 2 Zoning / GN Built / 2003 Land / 406m<sup>2</sup> Frontage / 12.4m Internal / 158m<sup>2</sup> Council Rates: \$1,044.45 per year Community Levy: \$346.88 per quarter