

**4 Manunda Avenue, Windsor Gardens, SA 5087**



**House For Sale**

Tuesday, 28 November 2023

4 Manunda Avenue, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



Peter Li

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**\$699,000 - \$725,000**

Step into a lifestyle of ease and elegance with this contemporary, low-maintenance home. Perfect for young families and first-home buyers, its spacious open-plan layout and generous alfresco area are perfect for entertaining. The sizeable primary bedroom suite, thoughtful built-in storage and ample yet easy-care private garden complete a home ideal for those seeking style, comfort, and convenience. Positioned near parks, shopping centers, and schools, with effortless access to public transport, this home is more than a residence-it's a gateway to a fulfilling, balanced life. -

Low-maintenance design built in 2012- Secure garage with auto roller door and internal access- Tiled flooring throughout hallway and open plan living space- Stylish kitchen featuring ample bench and storage space- Quality appliances including dishwasher, stainless steel gas cooktop & oven- Generous main bedroom featuring a walk-in robe and ensuite bathroom- Built-in robe storage is offered in both secondary bedrooms- Stylish family bathroom featuring full-size bath and separate toilet- Laundry with built-in storage- Ducted reverse cycle air conditioning- Generous alfresco outdoor entertaining area- Ample private rear yard with garden shed storage- Productive fruit trees (Apple, Pear, Lime & Mandarin)- Approximately 1000L rainwater storage- Rooftop solar power generation (8 panels - 2kW approx.)- An easy stroll to the River Torrens Linear Park and Hartley Grove Reserve- Near the ARC Campbelltown and Paradise Skate Park- Close to the Gilles Plains and Greenacres Shopping Centres- Public transport via local bus stops or the O'Bahn from Paradise Interchange- Zoned Klemzig Primary School (3km) and Avenues College (short walk)Other information:Title: Torrens TitleCouncil: City of Port Adelaide EnfieldZoning: General NeighbourhoodBuild: c2012Land: 301m2Frontage: 11mEasement: NilCouncil Rates: \$TBA per annumSA Water: \$TBA per quarterEmergency Services Levy: \$TBA per annumRental Assessment: \$590 per weekAll information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.