

**49 Brecon Street, Windsor Gardens, SA 5087**



**Sold House**

Friday, 11 August 2023

49 Brecon Street, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



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**\$740,000**

Superbly located in this thriving pocket of the north-east a stone's throw to vibrant shopping precincts, cafés and the iconic Linear Park Trail, this beautifully light-filled property delivers stylish designer living purpose-built for young couples and growing families alike. Set over two floors of well-conceived functionality, enjoy free-flowing open-plan entertaining that starts with the modern kitchen inspiring nightly culinary triumphs, adjoining dining zone just a comfortable conversation from the resident chef, and a spacious living seamlessly extending to a delightful all-weather alfresco inviting picture-perfect indoor-outdoor fun. The 3-bedroom footprint thoughtfully places the sweeping master on the ground floor complete with large walk-in wardrobe and luxe ensuite for those all-important daily rituals, while upstairs sees two generous bedrooms separated by the gleaming main bathroom with separate shower and relaxing tub. With additional creature comforts and handy inclusions such as zone ducted AC for year-round comfort, ground floor guest WC, understairs storage and secure garage with room for additional off-street parking - 49 Brecon Street showcases sought-after low maintenance, modern living with minimal upkeep. Offering a low stress lifestyle to match, make morning nature walks along Linear Park welcome weekend rituals, leafy reserves, sporting facilities and schools a short stroll from your front door, while the bustling Gilles Plains Shopping Centre and its surrounding cafés and popular takeaway eateries hit the mark for all your daily essentials.

**KEY FEATURES**

- Light-filled and free-flowing open-plan entertaining as the kitchen, dining and living combine for one elegant hub
- Modern chef's zone with abundant cabinetry and cupboards, great bench top space, and gleaming stainless appliances including dishwasher
- Generous all-weather alfresco with ceiling fan, stone paving and neat lawns
- Sweeping ground floor master bedroom spilling with natural light, split-system AC, large WIR and luxe ensuite
- 2 hugely spacious upstairs bedrooms, one with BIRs and split-system AC
- Bright and airy main bathroom featuring separate shower and bath, and adjoining WC for added convenience
- Practical laundry, guest WC and understairs storage
- Zone ducted AC throughout
- Secure garage with auto panel lift door and electric gated entrance

**LOCATION**

- Walking distance to Avenues College, leafy reserves and the scenic Linear Park Trail for plenty of weekend adventure
- 700m to Gilles Plains Shopping Centre for all your everyday needs as well as close to a variety of cafés and takeaway options
- Only 12-minutes to North Adelaide and moments further to the CBD

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**Property Details:** Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 300sqm (Approx.) House | 217sqm (Approx.) Built | 2010 Council Rates | \$1,264.60 pa Water | \$170.91pq ESL | \$305pa