

**6/20 Cookes Road, Windsor Gardens, SA 5087**

**HARRIS**

**House For Sale**

Wednesday, 20 December 2023

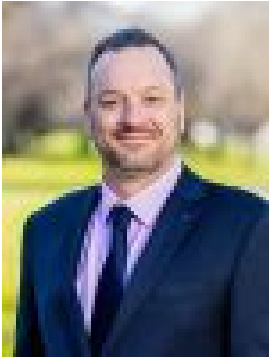
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sean Bennett  
0405788705

**\$380k-\$410k**

When it comes to units, there are some that stick out as far better than others. This is certainly one of them! Located a 10-15 minute drive from the CBD, and positioned right at the rear of this tidy and popular group is this spacious 2 bedroom unit with a lot more to offer than most. Its neat and tidy presentation will see many more years of comfortable living yet the solid structure will allow for any future improvements with ease. The highly desirable position at the rear allows many advantages over the others, not only is a covered car park directly across from the front door but the property enjoys side access that leads to a large courtyard that is fully covered with access into the home. This weatherproof area simply adds further living space and is ready to entertain. Would make a great first home, excellent investment and a splendid addition to any property portfolio. Specifications: CT / 5041/110 Council / Port Adelaide Enfield Zoning / GN Built / 1976 Council Rates / \$1,032.40pa Emergency Services Levy / \$90.80pa SA Water / \$213.23pa Strata Rates / \$203.72pa Estimated rental assessment: \$400 - \$440 p/w (Written rental assessment can be provided upon request) Nearby Schools / Klemzig P.S, Hillcrest P.S, Avenues College, Hampstead P.S, Wandana P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409