

**7B Pellew Street, Windsor Gardens, SA 5087**

**House For Sale**

Thursday, 16 November 2023

Boffo

7B Pellew Street, Windsor Gardens, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 269 m2**

**Type: House**



Jimmy Wu  
0882697711



Caelum Young  
0429529219

## **Auction \$675,000**

Auction Location: On Site Nestled within the desirable Windsor Gardens suburb, this 2015 built residence boasts an enviable location that promises a superb lifestyle. Set on an easy care 269sqm (approximate) block, effortlessly fusing contemporary elegance with cosiness, the home presents an exceptional living encounter. Upon crossing the threshold, you'll be greeted by a meticulously designed layout that optimises space and ensures a harmonious transition between each room. As you step through the entrance, your journey unfolds along a path of stunning tiles to discover three bedrooms complemented by an open living and dining area featuring a seamless connection to the backyard. The modern kitchen is a focal point of the home, showcasing high-quality stainless-steel appliances, with tasteful finishes resonating with the rest of the home. Low maintenance and ready to move in, there is nothing left for you to do but enjoy! Features that make this home special: - Main bedroom with generous walk-in robe and sparkling ensuite with modern floor to ceiling tiles - Bedrooms 2 and 3 both of good size; bedroom 2 with built-in robe - Contemporary kitchen featuring on-trend splash back, stainless steel appliances including oven, dishwasher, and gas cooktop - Light-filled open plan living and dining area with double sliding doors seamlessly opening onto the backyard - Well-appointed main bathroom with separate bath and shower - Valuable laundry with built-in cupboard in hallway - Ducted air conditioning throughout - Paved courtyard area with glass sliding doors - Low maintenance backyard with grass area perfect for kids and pets to enjoy - Rainwater tank - Garage with panel door and internal access Positioned perfectly in the highly regarded suburb of Windsor Gardens, you are spoilt for choice with a variety of cafés, shops and amenities right at your doorstep. Excellent public and private school options are close by. Only 15 minutes (approximately) away from the Adelaide CBD and only a stone's throw away to the stunning Linear Park. The home truly offers a move-in with nothing to do opportunity. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174