

**1A Wotton St, Cheltenham, SA, 5014**



**House For Sale**

Sunday, 13 October 2024

1A Wotton St, Cheltenham, SA, 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nick Psarros

## Contemporary Courtyard Home in Cheltenham

Nick Psarros and Kirsten Shulver from Ray White Port Adelaide are pleased to present to the market the ultimate easy care lifestyle with this immaculately kept 2010 built courtyard home! Nestled in the sought after suburb of Cheltenham, this perfectly positioned property calls on all career-driven success stories, downsizers, first home buyers or anyone seeking a laidback leisurely lifestyle!

Effortlessly combining style with functionality and set on a prized low maintenance allotment - 1A Wotton offers neutral tones and quality upgrades throughout. With courtyard style homes in high demand, this offering is sure not to be here for long!

### WHY YOU WILL LOVE 1A WOTTON:

- \*Great sized master bedroom with walk-in robe and ensuite with shower, vanity & toilet
- \*Two remaining bedrooms both with mirrored built-in robes
- \*Sleek main bathroom with tub and shower plus separate powder room and toilet
- \*Great sized open plan living and dining area
- \*Contemporary kitchen with under bench oven, x4 burner gas stove, Westinghouse dishwasher and plenty of cabinetry
- \*Glass sliding doors leading to the under roof alfresco area - perfect for entertaining friends & family all year round
- \*Ducted reverse cycle air-conditioning
- \*Easy care tiles throughout
- \*Great sized laundry with outdoor access
- \*Secure lockup garage with automatic door
- \*Solar system
- \*Swann security system

Offering a stylish, carefree lifestyle in an outstanding location and offering absolutely all of the creature comforts we all desire in a home, this prized gem is sure not to be here for long. To avoid missing out, please register your interest with Nick Psarros on 0400 506 555 or Kirsten Shulver on 0431 444 464.

Cheltenham is located in the City of Charles Sturt.

A significant part of Cheltenham is now part of the new suburb, St Clair.

The St Clair Shopping Complex boasts a variety of shops: Coles Supermarket; specialty shops, Michel's Patisserie; St Clair Chicken and Seafoods; Dhana Latchmi Indian Restaurant; Wok in a Box; Bakers Delight; Amcal Pharmacy; Sushi Train; Uniq Nails and Beauty; St Clair Newsagency; Hair Salon and Flight Centre, all this for your convenience.

Enjoy leisurely walks around the man-made wetlands and bike paths.

Local schools include Mount Carmel Primary and Mount Carmel Secondary School.

Cheltenham Train Station has a direct route to the CBD in 15 minutes.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.