

**2A Clansman Avenue, Windsor Gardens, SA, 5087**



**House For Sale**

Monday, 23 September 2024

2A Clansman Avenue, Windsor Gardens, SA, 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Perfectly Positioned Low Maintenance Home

ONLINE AUCTION UNLESS SOLD PRIOR | TUESDAY, 8TH OCTOBER 2024 AT 6PM (ACST)

PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS ON 21st & 22ND SEPTEMBER

\*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.\*

We are excited to introduce to this charming and well-appointed property that seamlessly combines comfort and convenience. Perfectly positioned just 12.2km from Adelaide's CBD, this property offers a superb blend of lifestyle and convenience. With the Paradise O'Bahn Interchange just a short distance away, you'll have easy access to the city and beyond.

Step into a welcoming home with a bright lounge room, complete with a bay window that fills the space with natural light. The open-plan kitchen and dining area offers modern conveniences, including an electric cooktop, dishwasher, double sink, and a pantry. Sliding doors from the dining room lead to a perfect outdoor spot for all fresco dining. Split system air conditioning in both the dining area and master bedroom ensures comfort all year. The well-planned three-way bathroom includes a bath, shower, and separate toilet, with extra storage in the hallway. Enjoy instant gas hot water and a rainwater system for efficient living.

Outside, there's a shaded area on the side of the property, along with a small garden shed and a compact workshop with side access, ideal for hobbies or DIY projects. The garage, equipped with a remote-controlled roller door, offers double access for secure parking and extra storage space.

This property is also equipped with a Solar PV system, enhancing energy efficiency and helping to lower utility bills. With its smart design and practical features, this home offers the perfect balance of comfort and functionality, making it ready for its new owners to enjoy.

Just some of the features we love:

- 2 large bedrooms with robes
- Fantastic and spacious open living and dining
- Kitchen equipped with modern appliances including dishwasher
- Instantaneous gas hot water system
- Secure yard
- Low maintenance gardens
- Solar PV system
- Good security features
- Secure garage with both internal and external personal access, plus remote roller door
- Convenient location to public transport and shopping precincts

This is a fantastic opportunity for first-time buyers, those looking to downsize, or anyone seeking a smart investment in an ultra-convenient location.

For more information or to arrange an inspection, please contact Rachel Lawrie at 0428 882 864 or via email at [rachel.lawrie@raywhite.com](mailto:rachel.lawrie@raywhite.com).

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