

# 9 Windana Mews, Glandore, SA 5037

## House For Sale

Wednesday, 19 June 2024

9 Windana Mews, Glandore, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 282 m2**

**Type: House**



Craig Smith  
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## Best Offer By Monday 8th July at 12 noon

Nestled in the prestigious Windana Mews Estate, this stunning two storey courtyard home has been designed to perfection with a floor plan guaranteed to please. A wide front porch and formal entry lined with floating floors leads to a superb open plan kitchen, living and dining space at the rear. Primed for endless dinner parties and family gatherings, the dream kitchen is fully equipped with a huge freestanding island with breakfast bar, gas cooktop, glass splashbacks, dishwasher, double sink and Caesarstone benchtops, enjoying a prime view through to the paved courtyard. Cedar timber café doors open the whole way across to ensure seamless indoor to outdoor entertaining; a spacious pergola with ceiling fan and café blinds attesting this is an alfresco to be enjoyed in every season. Neat raised garden beds with an established lime tree and inviting private timber bench seat offer a perfect backdrop to the complete courtyard. Upstairs, an essential second living space is a most welcome inclusion, with the bonus of a northerly-aspect reading nook and private balcony. Three bedrooms include an exquisite master suite complete with wall-to-wall built-in robes, grand ensuite bathroom with spa bath, corner shower and large vanity and double doors onto a private balcony of its very own. A central second bathroom, also with a corner shower, services bedrooms two and three. More we adore: - Ducted reverse cycle air conditioning - Built-in robes to all bedrooms - Huge ground floor laundry with excellent storage + side access - Ground floor w/c - Generous double garage with storage + internal & side access - Freestanding & Torrens Titled - Security system A highly sought spot for good reason, with the likes of Beckman Street Deli, bus, train and tram transport, local schools and kindergartens (Black Forest Primary, Glandore Community), Glandore Oval, Kurralta Park Shopping Centre and Weigall Oval Reserve all within a 2km radius; the sea and CBD most accessible. It'll be hard not to fall for 9 Windana Mews. Specifications: CT / 5862 / 546 Built / 2007 Council / City of Marion Zoning / General Neighbourhood Council Rates / \$2,593.65 PASA Water / \$224.63 PQ ( Water Supply + Sewer Charge ) ES Levy / \$446.70 PQ Land / 282m2 approx