

3/11 Winham Avenue, Old Reynella, SA 5161

HARRIS

Unit For Sale

Tuesday, 25 June 2024

3/11 Winham Avenue, Old Reynella, SA 5161

Bedrooms: 2

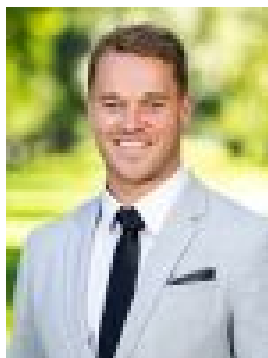
Bathrooms: 1

Parkings: 1

Type: Unit



Kevin Renard
0451401962



Sam Bennett
0419610827

\$410k-\$450k

Best Offers By 12pm Monday 8th July (Unless Sold Prior) Welcome to 3/11 Winham Avenue, a charming unit built in 1992 and located at the rear of a quiet group of three. This low maintenance home offers tranquillity and convenience in equal measure. Step inside to a spacious living area featuring split system air conditioning installed in 2021 and evaporative cooling, ensuring comfort year-round. The living area seamlessly leads to a separate kitchen and dining space, adorned with fresh white tiles. The kitchen itself is a crisp white, boasting a floor-to-ceiling pantry and ample overhead cabinetry. The main bedroom is a true retreat, offering generous space, a roller shutter on the window, a fan, a convection wall heater, and an entire wall of built-in cupboards. Bedroom two also includes a ceiling fan, providing comfort and convenience. The main bathroom is designed for functionality with a separate toilet, a spacious bath, and a separate shower. Outside, you'll find a large pergola perfect for outdoor entertaining and a garden shed for additional storage. For guests, there are two carparks located directly in front of the property. Situated on a quiet street, this home is also perfectly positioned near several parks, including Gamay Drive Playground and Concord Playground and Reserve, just minutes away. The Reynella Community Children Centre is also nearby. Families will appreciate the zoning to several schools, including Reynella Primary School, Reynella South Primary School, Pimpala Primary School, Woodcroft Primary School, Reynella East College, Wirreanda Secondary School, Hallett Cove School, Christies Beach High School, and Aberfoyle Park High School. Commuting is a breeze with Bus Stop 46A on Concord Drive just 800m away. The property is conveniently close to Old Reynella Foodland, Coles Reynella, and Woolworths Woodcroft. Enjoy a short walk to the main street of Old Reynella, where you can indulge in the delights of Esculent Café, Crown Inn Old Reynella, St Francis Winery, and more. Discover the perfect blend of comfort, convenience, and community at 3/11 Winham Avenue. Your tranquil, low maintenance lifestyle awaits! Specifications: CT / 5250/85 Council / Onkaparinga Zoning / GN Built / 1992 Council Rates / \$1,396 pa Strata / Community Rates / \$360 pp Strata / Community Manager / Self managed Emergency Services Levy / \$101.40 pa SA Water / \$153.70 pp Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Reynella P.S, Reynella South P.S, Pimpala P.S, Reynella East College 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