

1/18 Windsor Avenue, Clovelly Park, SA, 5042

NOAKES
NICKOLAS

House For Sale

Thursday, 28 November 2024

1/18 Windsor Avenue, Clovelly Park, SA, 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

A Cosy Urban Retreat at Clovelly Park.

Best Offers By 16/12 at 5pm - Unless Sold Prior.

Welcome to 1/18 Windsor Ave, Clovelly Park-a delightful townhouse that beautifully balances modern style with everyday comfort. Perfectly suited for first-home buyers, downsizers, or savvy investors, this property offers a compact yet character-filled lifestyle in a prime location.

This home is set apart by its proximity to Cohen Court Reserve and the brand-new Clovelly Park Playground, Just steps from your doorstep, these green spaces provide a wonderful place for outdoor relaxation, family activities, and recreation, adding immense appeal to this already exceptional property.

Inside, you'll find a harmonious blend of contemporary features and timeless charm across a split-level, open-plan layout. The interiors feature timber-look floorboards, plush carpeting, and tiled wet areas, all combining to create a stylish and welcoming atmosphere. Unique touches like exposed brick walls and curved doorways add a distinct charm, while the modern kitchen-complete with an open-plan design, dishwasher, stainless steel appliances, and ample bench space-serves as the true heart of the home.

With its unbeatable location, inviting features, and access to nearby parklands, this Clovelly Park townhouse offers more than just a home-it promises a relaxed, family-friendly lifestyle.

Features:

- Second toilet on the main level
- Secure parking space
- Split-system reverse-cycle air conditioning in the living room, with evaporative cooling upstairs
- Spacious undercover pergola area
- Irrigation system for front and rear gardens
- ADSL internet

Lifestyle Highlights:

- Directly next to *Cohen Court Reserve* and the *Clovelly Park Playground*, built in 2024
- Close to Castle Plaza
- A short walk to Mitchell Park Train Station
- Zoned to Hamilton Secondary College
- Nearby Clovelly Park Primary School, Marion Primary School, and Sacred Heart Middle School
- Just 10 km from the CBD

Rates:

- Council \$1232PA
- SA Water \$166PQ
- ES Levy \$110PA
- Strata \$750PQ
- City of Marion
- Strata
- 1988