

**110A Pitman Road, Windsor Gardens, SA, 5087**

**HARRIS**

**House For Sale**

Thursday, 24 October 2024

110A Pitman Road, Windsor Gardens, SA, 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Paul Alvino



Matt Lange

## Charming family home, in quiet suburban street

Discover a home where contemporary style meets suburban comfort in the vibrant precinct of Windsor Gardens. This immaculate single-storey dwelling offers a blend of sleek modern finishes and welcoming natural light throughout, creating an enticing atmosphere for families or professionals alike.

Inside, stylishly tiled floors stretch across the living areas, setting a tone of sophisticated ease, complemented by the abundant sunlight streaming through generous windows.

Retreat to one of the three plush carpeted bedrooms, with bedrooms two and three providing cleverly integrated storage solutions. The master suite goes even further, showcasing a spacious walk-in wardrobe and a large, private ensuite for a touch of everyday luxury. A second living area at the centre of the home provides great flexibility and space, regardless of your needs.

The heart of the home is undoubtedly the kitchen, where modern cabinetry and brushed silver fixtures create that perfect central hub. Stainless steel appliances stand at the ready, including a handy Miele dishwasher for streamlined clean-ups. Plenty of benchtop space offers a casual dining destination, inviting impromptu chats over coffee or evening aperitifs.

Harmony reigns in the open-plan design, effortlessly connecting kitchen to dining and living rooms, and further extending through sliding glass doors into the great outdoors. Step onto the paved alfresco for seamless year-round entertainment, or venture into the low-maintenance garden, where artificial turf provides for cozy, low maintenance evenings under the stars. Those with a green thumb may envision the addition of a veggie patch or further tasteful landscaping to enhance this personal oasis.

Secure parking is a breeze with a single lockup garage, behind secure gates, that ensures not only car safety but also convenient access to the indoors. Ducted evaporative cooling and ducted gas heating promises comfort through every season, permeating the home with an inviting climate.

Just a short stroll to Pitman Park, you'll find leisure and play for the entire family, while Gilles Plains or Greenacres Shopping Centres a mere drive away for all your daily needs.

In Windsor Gardens, this simple and carefree home stands ready to welcome you into its fold, promising repose, luxury, and all the daily amenities needed for modern minimalistic living.

Additional features we love:

- \* Large 6.6kW solar system with 5kW Fronius Primo inverter
- \* Steel frame construction, with additional insulation in internal walls
- \* Security shutters on front windows
- \* Ducted evaporative cooling, with additional split wall systems in both living areas
- \* Ceiling fans to all bedrooms
- \* Versatile second living, with potential to convert to 4th bedroom
- \* 3 off street carparks, tucked behind bifold gates
- \* Convenient laundry with external access will make laundry days a breeze
- \* Walking distance to an array of parks and Linear Park trails
- \* Close proximity to Gilles Plains Shopping Centre & great schooling options

Specifications:

CT / 6074/63

Council / Port Adelaide Enfield

Zoning / GN

Built / 2012

Land / 350m2 (approx)

Frontage / 9.55m

Council Rates / \$1268.75pa \$236.75 quarterly

Emergency Services Levy / \$154.25pa

SA Water / \$190.58pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Klemzig P.S, Avenues College, Hillcrest P.S, Dernancourt School, Charles Campbell College

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