

13A Welkin Street, Windsor Gardens, SA, 5087



House For Sale

Wednesday, 20 November 2024

13A Welkin Street, Windsor Gardens, SA, 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Jimmy Wu

Charming Family Home in a Prime City Fringe Location!

Welcome to this bright and inviting home, built by Metricon in 2014 and nestled on a 337sqm (approximate) meticulously landscaped block, secured by an automatic electric gate.

Step inside to discover a welcoming interior, with the heart of the home featuring a contemporary kitchen that effortlessly flows into the light-filled family and dining area that opens directly onto an undercover outdoor entertaining space, creating a seamless connection between indoor and outdoor living. Whether you're hosting guests or relaxing with family, this home is designed for making memories.

Ticking all the boxes a homeowner would be looking for and perfect for first home buyers, growing families and investors, with nothing left to do but move in and enjoy!

Features that make these homes special:

- Main bedroom with walk-in robe, ceiling fan and modern ensuite featuring dual basins
- Two additional bedrooms, both with built-in robes and ceiling fans
- Light filled open plan living, dining and kitchen area with direct access to the outdoor entertaining area
- Modern kitchen with island breakfast bar, stainless steel appliances including gas cooktop, butler's pantry with dishwasher and additional sink with filter drinking tap water
- Three-way main bathroom with separate bath and shower
- Laundry with linen cupboard
- Ducted air conditioning
- Outdoor entertaining area with ceiling fan and café blinds
- Low-maintenance backyard with garden shed and rainwater tank
- 6.7KW Solar electrical system with 17 panels
- Single garage with panel lift door and internal access
- Well-maintained fully fenced front yard with additional driveway parking

Ideally located only minutes away from Greenacres and Lightsview Village Shopping Centre's, a variety of schools including The Avenues College, St Pius X Primary School, Klemzig Primary, Hillcrest Primary and Cedars College. Within easy access to the city via the O-Bahn Paradise Interchange or the bus stop on North East Road which are both only minutes away. All of this and only 11.9km (approximately) to the Adelaide CBD and 5km (approximately) to all of the shopping and entertainment options that Tea Tree Plaza has to offer.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174