

**6 Otway St, Windsor Gardens, SA, 5087**

**Boffo**

**House For Sale**

Sunday, 3 November 2024

6 Otway St, Windsor Gardens, SA, 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jimmy Wu



Jackson Pinchbeck

## Live in or Invest for Success!

Set on a large 878sqm (approximate) allotment with a 21.33m (approximate) frontage in the popular area of Windsor Gardens, this 1960's built three-bedroom home offers the new owner a multitude of options including: live in and enjoy, renovate and add your own personal touches, rent out and reap the rewards or redevelop (subject to council consent).

The home offers the perfect blend of comfort and convenience for family living. With its spacious layout, it provides ample room for everyone to enjoy their own space while still feeling connected. Astute buyers will surely be impressed with the potential to add value.

Features that make this home special:

- Large master bedroom with built in robe
- Good sized bedroom 2 and 3 complete with built in robes
- Spacious separate lounge with plenty of natural lighting and built in shelving
- Practical dine-in kitchen with ample cupboard and bench space and gas cooking
- Neat and tidy main bathroom
- Functional laundry with built-in cupboard and external entry to rear yard
- Extensive pergola entertaining area with ceiling fan
- Established backyard with two large garages
- Open carport with drive-through access to rear yard

Windsor Gardens is a sought-after suburb known for its friendly community and excellent amenities. You will appreciate the proximity to quality schools such as Avenues College and Dernancourt School. Outdoor enthusiasts will love the access to Linear Park for leisurely walks or weekend bike rides, offering a serene escape within the city limits. Paradise Interchange is in proximity and shopping and dining options are plentiful, with local favorites just a short drive away.

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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