

**61 Windsor Avenue, Woodville Park, SA, 5011**



**House For Sale**

Wednesday, 13 November 2024

61 Windsor Avenue, Woodville Park, SA, 5011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Kosta Zaharogiannis



Kosti Kaptsis

## C.1920 Bungalow: Authentic Charm and Abundant Space

Beautifully maintained for over a century, this spacious stone-fronted bungalow presents authentic character while standing sturdy and steadfast on a valuable 785sqm allotment (approximately).

Whether it is a solid first home, a family home, or an investment, the handy location, flexible floorplan and exciting potential earn this three bedroom property five stars for value, lifestyle and golden prospects.

Providing abundant space for family living are two large lounges and a formal dining room, three grand elegant bedrooms, a third w/c in addition to the main bathroom and the big laundry/bathroom combo with exceptional renovation potential if desired.

The elegant 104-year-old architecture has seen bathroom and kitchen updates, combining the character of yesteryear with modern day convenience. Beneath the carpets original hardwood flooring is destined to complement ornate roses on lofty ceilings, timber picture rails and original skirtings and architraves.

A single garage is nestled amidst established gardens, providing a tranquil setting beyond the entertainer's verandah.

- Lovely front porch and rear verandah
- Double door entry into a wide entry hallway
- Multi-zone alarm system, security cameras and intercom
- Large master bedroom with a ceiling fan, Daikin split system a/c, built-in robe
- Expansive second bedroom with double doors
- Built-in robe to the third bedroom
- Leadlight bifold door entry to the fully tiled main bathroom
- Heat lamps in the laundry/bathroom combo (shower + toilet)
- Double kitchen sink, Bosch dishwasher, Westinghouse oven, 900mm Omega gas cooktop
- Formal dining room includes a fireplace
- Gas heater and reverse cycle a/c in the lounge
- Ceiling fan and gas heater in the rear living room
- Large cellar for your wine collection
- Rear secure garage/workshop
- Established gardens with fruit trees
- Nearby public transport of bus and train
- Close to Welland and Arndale shopping centres and St Clair Village
- Zoned Woodville Primary School
- Zoned Woodville High School
- Close to private school options
- Only 7km (Approx) to Adelaide GPO/CBD

\*\*\*\* Price Guide | This property is being presented for sale through public auction, with no price guide available as per the vendors' instructions. Recent sales information can be requested via email or viewed at open inspections \*\*\*\*

RLA 285309