

**7A Cookes Rd, Windsor Gardens, SA, 5087**

**Raine&Horne.**

**House For Sale**

Sunday, 3 November 2024

7A Cookes Rd, Windsor Gardens, SA, 5087

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jacky Yang

0425251113

## A Family Gem in Windsor Gardens

Welcome to this spacious and modern family home located in the suburb of Windsor Gardens. Set on a 377m<sup>2</sup> lot, this beautifully designed property is the ultimate family haven.

As you approach the home, you'll be welcomed by the security of an automatic roller gate and an inviting front yard. This timelessly designed property boasts generous space, highlighted by impressive 2.7m ceiling heights.

### Key Features:

- 4 Bedrooms: Bathed in natural light, including a spacious master bedroom with a walk-in robe and ensuite.
- Flexible Living Space: A large lounge room that can serve as a second entertaining area or be transformed into a study or fifth bedroom.
- 2 Bathrooms: An Ensuite and a guest bathroom with a double sink, separate toilet, and bathtub for added convenience.
- Parking: Two dedicated parking spaces.
- Open Plan Design: Expansive kitchen, living, and dining areas featuring a built-in audio system for a cinematic experience.
- Modern and Timeless Kitchen: Includes a waterfall stone island, gas stove, oven, dishwasher, Puratap, and ample space for a double-door fridge.
- Stylish Laundry: Modern design with a trough and plenty of storage.
- Year-Round Comfort: Ducted reverse cycle air conditioning ensures a pleasant atmosphere in every season.

### Outdoor Living:

Alfresco Area: A generous space perfect for entertaining year-round.

Easy Maintenance Lawn: Ideal for family gatherings and spending quality time making an ideal outdoor living space.

### Location Benefits:

- Located in the North-Eastern Suburb of Adelaide, Windsor Gardens is situated between North East Road and the River Torrens with suburbs Holden Hill to the north and Klemzig to the south.
- This vibrant suburb is a culinary and shopping paradise, brimming with a diverse array of restaurants and boutiques. Strolling through the streets, you'll find charming cafes serving artisanal coffee, eateries offering local and international cuisine making it a fantastic location for families. Just a stone's throw from Greenacres and Gilles Plains shopping centres, with a variety of restaurants, shops, pharmacies, and Bunnings nearby.
- Only a 3-minute drive to one of the largest 24/7 Derrimut gyms and less than 10 minutes to the city centre.
- Quick 5-minute access to nearby parks and playgrounds.
- A short 10-minute drive to Tea Tree Plaza.

### Educational Opportunities:

Close to an abundance choice of schools such as St Martin's Catholic Primary, Klemzig Primary, Windsor Gardens Vocational College, Cedar College, and more.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.