

## Cowandilla, 1 Augusta Street

### Commanding Sandstone Fronted Villa with Modern Updates

Offering immense street appeal, this sandstone fronted villa is not one to be missed. While the commanding facade captures attention, internally the home offers a perfect blend of classic and contemporary - featuring high ceilings, beautiful stained glass windows, and modern updates throughout the home.

Featuring three bedrooms, the master bedroom at the front of the home has built-in wardrobes, an ornate fireplace and split system AC. A spacious, centrally located lounge is fitted with a split system AC and fireplace with decorative mantle.

The modern kitchen is equipped with a gas cooktop, dishwasher and ample bench and cupboard space, and overlooks the meals area adjacent. The main bathroom includes a WC and freestanding bath, plus an additional WC located just off the external laundry, ideal for guests.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$885,000

**View**  
[ljhooker.com.au/XAVHDM](http://ljhooker.com.au/XAVHDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

Outside, the pitched roof verandah, complete with cafe blinds, creates an ideal all weather entertaining zone. The gardens are low maintenance, both front and back.

Conveniently situated less than a 10-minute drive from the CBD, with easy access to public transport. Within walking distance of local cafes, restaurants, and shopping facilities. Nearby, you'll find excellent schooling options, including Cowandilla Primary and Underdale High School.

#### Key Features

- Kitchen equipped with ample storage and bench space, gas cooktop and dishwasher
- Meals area adjacent to the kitchen
- Centrally located lounge room with split system AC and ornate fireplace
- Three good sized bedrooms, master with a split system AC
- Main bathroom with freestanding bathtub and WC
- Laundry accessible from the rear of the home, with additional WC
- Pitched roof verandah with cafe blinds, ideal for all weather entertaining
- Low maintenance gardens front and back

#### Specifications

Title: Torrens Titled

Year built: c1926

Land size: 401sqm (approx)

Council: City of West Torrens

Council rates: \$1,389.10pa (approx)

ESL: \$151.35pa (approx)

SA Water & Sewer supply: \$187.45pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	XAVHDM
Property Type	House
Land Area	401 m <sup>2</sup>
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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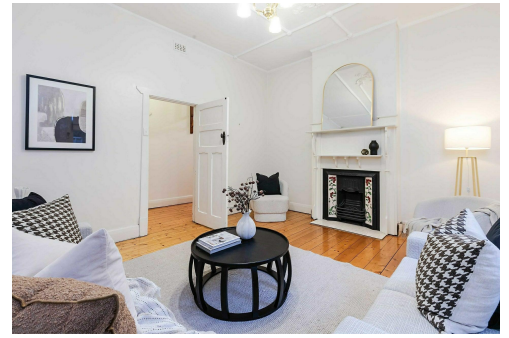
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