

## Cowandilla, 15 Spencer Street

### Bungalow Brilliance in Thriving Cowandilla

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Recently updated throughout while preserving hints of its original charm, this all-electric bungalow with high ceilings and white walls is a fresh canvas that offers endless possibilities to design and decorate without compromise.

At the front of the home, the spacious lounge room boasts large windows that fill the space with natural light and warmth. Across the hall, the oversized master bedroom also features expansive windows and offers ample space to accommodate future storage solutions. Further down the hallway are bedrooms 2 and 3, along with a renovated bathroom.

The kitchen and meals area features ample bench and storage space, modern appliances including a dishwasher and induction cooktop, while the laundry also includes additional built-in cupboards and WC.

At the rear of the home, an undercover entertaining area provides the ideal setting for

**For Sale**  
Contact Agent

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

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

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family gatherings or quiet outdoor relaxation. This space overlooks a spacious paved courtyard with garden beds and a small pond, while the front gardens feature a small patch of lawn and native trees with easy maintenance. The property also offers plenty of off-street parking, including a wide driveway and a secure lock-up garage.

Nestled in a sought-after pocket of Cowandilla, this property offers exceptional convenience. Leave the car behind-most amenities are just a short stroll away. Enjoy local cafes, restaurants, and the convenience of Hilton Plaza for weekly shopping and essential services. The CBD is only an 11-minute drive, or you can easily access public transport with a nearby bus stop. Excellent nearby schooling options include Cowandilla Primary and Underdale High School.

#### Key Features

- Spacious lounge room with large windows
- Three bedrooms, master is oversized and filled with natural light
- Renovated bathroom at the end of the hallway
- Eat in kitchen features ample bench and storage space and modern appliances
- Laundry room includes storage plus an additional WC
- Double glazed windows throughout the home
- Undercover entertaining area at the back of the home
- Paved courtyard out the back which includes garden beds and a small pond
- Front gardens include a small section of lawn and plants edging the pathway to the home
- Plenty of off-street parking including a wide driveway and lock up garage
- Ducted reverse cycle air conditioning
- Recently installed efficient heat pump hot water system in all-electric home
- Walking distance to local shops, cafes and excellent local schools

#### Specifications

Title: Torrens Titled

Year built: c1926

Land size: 345 sqm (approx)

Council: City of West Torrens

Council rates: \$1,528.05pa (approx)

ESL: \$161.45pa (approx)

SA Water & Sewer supply: \$198.34pq (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

<b>Property ID</b>	MDHHDM
<b>Property Type</b>	House
<b>Land Area</b>	345 m2
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

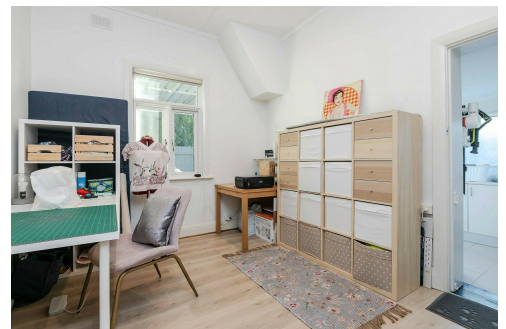
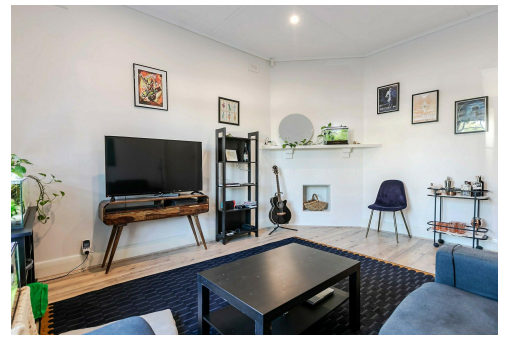
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