

18 Jenkins Street, Cowandilla

## Stylish Renovated Bungalow Just Minutes from the CBD

Auction Sat 28th March @ 2:30pm

This beautifully renovated character bungalow perfectly blends timeless charm with modern convenience, all just minutes from the Adelaide CBD.

From the moment you arrive, the home makes a strong first impression. A secure front fence with automatic gate provides privacy and peace of mind, while the wide driveway and carport offer generous off-street parking.

Step inside and you'll immediately appreciate the light-filled open plan design, thoughtfully renovated to create a warm and inviting living space. The heart of the home is the modern kitchen overlooking the living and dining areas, designed for effortless everyday living and entertaining. Clean finishes, quality appliances and a functional layout make this space both stylish and practical.

Accommodation is well considered, with three spacious bedrooms positioned throughout the home, serviced by a central bathroom. The flexible layout also includes a separate studio space, perfect as a

3 1 4

**FOR SALE**  
\$1,125,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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home office, creative studio or additional retreat.

At the rear, the home opens to a covered outdoor entertaining area, ideal for hosting friends and family while overlooking the backyard.

The floorplan has been designed for comfortable living, complemented by outdoor entertaining and a large carport, creating a home that balances lifestyle and practicality.

Location is another standout feature. Conveniently situated less than 10 minutes from the Adelaide CBD, this home offers exceptional accessibility with easy public transport options nearby. You're also within walking distance to local cafés, restaurants and shopping, making everyday living effortless.

Families will appreciate the proximity to quality schooling, including Cowandilla Primary School and Underdale High School, both just moments away.

Stylish, secure and superbly located, 18 Jenkins Street presents a fantastic opportunity to secure a beautifully updated home in one of the western suburbs' most convenient pockets.

#### Key Features:

- Beautifully renovated character bungalow
- Light-filled open plan living, kitchen and dining
- Three spacious bedrooms
- Modern kitchen with quality appliances
- " Central bathroom with functional layout
- " Separate studio —ideal for a home office or creative space
- Covered outdoor entertaining area
- Secure front fence with automatic gate
- Long driveway with generous carport parking
- Less than 10 minutes to Adelaide CBD
- " Easy access to public transport
- " Walking distance to cafés, restaurants and local shopping
- Zoned for Cowandilla Primary School and Underdale High School

#### Specifications

Title: Torrens Title

Year built: 1926

Land size: 511 sqm (approx)

Council: City of West Torrens

Council rates: \$1,643.25pa (approx)

ESL: \$164.55pa (approx)

SA Water & Sewer supply: \$207.68pq (approx)

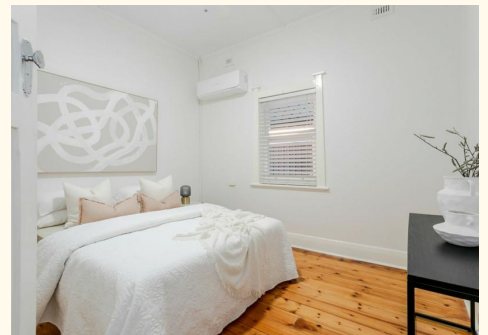
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RLA 242629

## MORE DETAILS

Property ID Y9PHDM  
Property Type House  
Land Area 511 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport

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