



3/40 Windsor Road, Glenunga

Freestanding Homette in Sought after Locale

Tucked away at the rear of a small group of three, this 1992 built bluestone home offers more space than you'd expect. A generous master with a true ensuite, no stairs or steps, side access to both sides of the home and no rear neighbours combine to forge privacy and security barely seen in properties of this nature. Add to this a self managed Strata, the fees are low and the headaches are gone. This one is the perfect downsizer, first home or a wise addition to the investment portfolio.

Inside the home, separate lounge on entry and the open kitchen and dining zone is at the heart of the home. Step outside to a very decent paved courtyard with pitched pergola and established garden.

Creature comforts include ducted reverse cycle air conditioning, solar power and roller shutters. Secure parking under the main roof for one car and a dedicated space for a second. Backing onto Kingsley Reserve and the Glenunga Tennis Club.

Zoned for Linden Park Primary and Glenunga International High School, and an easy walk to Burnside Village

3 2 2

FOR SALE

Best Offers By: (\$1.15M) Wed 12 August at 12

VIEW

Sat 25th Jul @ 2:00PM - 2:30PM

AGENTS

Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

Denise Yan
0421 463 396
dyan@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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Interested parties must rely solely on their own enquiries.



This home simply ticks all the right boxes!

Best Offers By: Wednesday 12 August at 12pm.

(\$1,150,000)

CT: Volume 6046 Folio 58

Council: City of Burnside

Council Rates: \$1,384.20 per annum (approx.)

Water Rates: \$209.57 per quarter (approx.)

Strata: \$500.00 per annum (approx.) - Self Managed

Year Built: 1992 (approx.)

To register your interest or to make an offer, copy and paste the below link into your browser:

<https://buy.realtair.com/properties/278596>

MORE DETAILS

Property ID	61SJFDJ
Property Type	Unit
House Size	169 m2
Including	Ensuite
	Alarm
	Courtyard
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

Denise Yan 0421 463 396

Sales Consultant | dyan@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





169m²
TOTAL

111m²
Living

2m²
Shed

21m²
Garage

6m²
Porch

29m²
Outdoor
Entertainment



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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