



## Windsor Gardens, 42 Cadell Street

Effortless Living with Modern Comfort and Convenience -  
Torrens Titled Home

Enjoy a relaxed and convenient lifestyle in a home that offers practicality and comfort, ensuring you have everything you need without compromise.

The living and meals area at the back of the home is spacious, and seamlessly connects to the paved courtyard. The kitchen includes a gas cooktop, dishwasher, ample storage and a breakfast bar for additional casual seating.

The master bedroom at the front of the home features built-in wardrobes. The central bathroom has two way access from the hallway and main bedroom, and includes a separate powder room and WC, to the shower and bathtub. The remaining two bedrooms are located off the rear hallway, plus the laundry.

The low maintenance back yard features pavers for setting up a table and chairs for



**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.

3 1 1

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/XD5HDM](https://ljhooker.com.au/XD5HDM)

**Contact**  
**Lisa Xu**  
0432 235 818  
[lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

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**(08) 8352 7111**

entertaining, plus a small section of garden bed, ideal for a veggie patch or some flowers.

Off-street parking is available with a secure lock up garage plus off-street parking.

### Key Features

- Open plan living and dining
- Kitchen with ample bench and storage space, gas cooktop and dishwasher
- Three bedrooms, all features built-in wardrobes
- Central bathroom with separate powder room and WC
- Laundry with storage and external access
- Easy care gardens with paved entertaining area
- Lock up garage and driveway parking
- Ducted reverse cycle air conditioning

### Specifications

Title: Torrens Titled

Year built: 2010

Land size: 288sqm (approx)

Council: Port Adelaide Enfield

Council rates: \$1,260.70pa (approx)

ESL: \$145.55pa (approx)

SA Water & Sewer supply: \$181.23pq (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	XD5HDM
Property Type	House
Land Area	288 m <sup>2</sup>
Including	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport

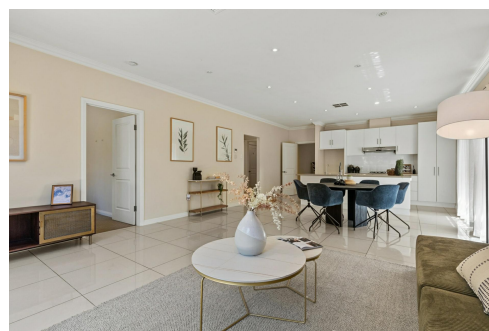
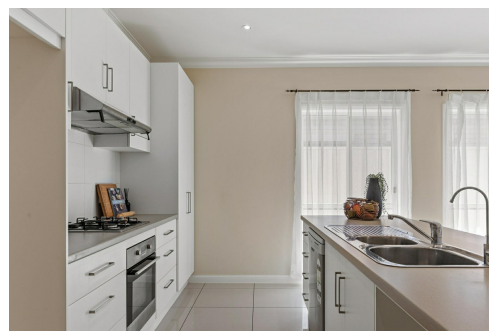
**Lisa Xu 0432 235 818**

Sales Executive | [lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

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206A Henley Beach Road, TORRENSVILLE SA 5031

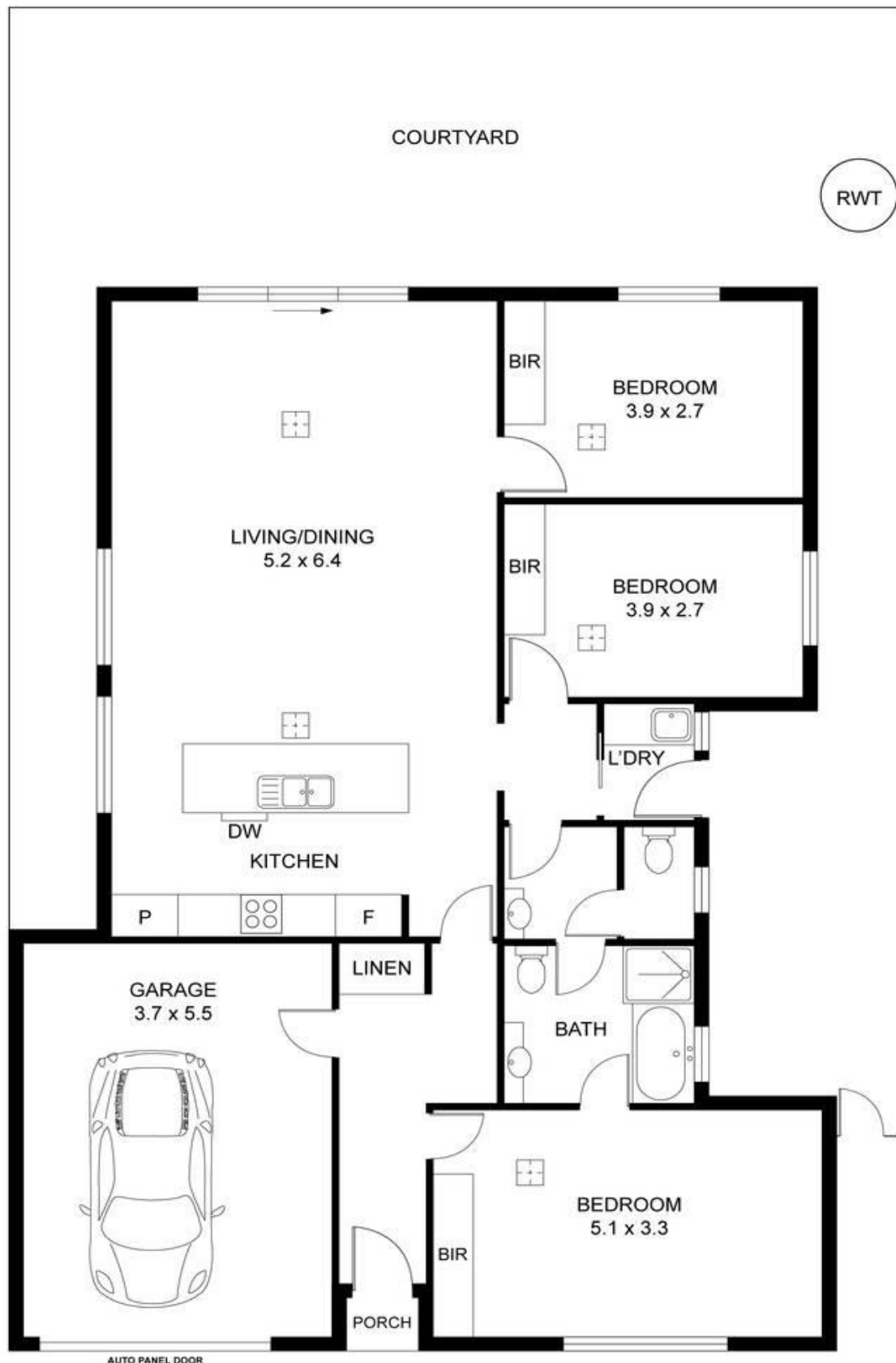
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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.