



## Windsor Gardens, 43B Brookvale Road

Sold by George Devizio & Claude Buccella



**For Sale**  
Contact Agent

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

**Contact**  
**George De Vizio**  
0412 392 158  
[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)  
**Claude Buccella**  
0419 394 110  
[claud.buccella@ljhadelaidemetro.com.au](mailto:claud.buccella@ljhadelaidemetro.com.au)

Nestled on a spacious 736sqm allotment, this charming 3-bedroom home built in 1973 offers a unique opportunity for first home buyers, young families, investors or developers. Constructed with double brick, the home exudes timeless appeal and sturdiness.

Each of the three bedrooms comes with robes, providing ample storage. The functional kitchen is equipped with a gas stove and generous bench space, perfect for preparing family meals. The open plan living and dining area, featuring a gas heater, creating a cosy atmosphere and is bathed in natural light, making it bright and inviting.

Overlooking gorgeous gum trees, the property boasts a tranquil and picturesque setting. It is conveniently located near the River Torrens, offering numerous walking trails for leisurely strolls or active lifestyles. Additionally, its short walk to the O-Bahn busway ensuring easy and convenient public transport options.



**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.

**LJ Hooker Glynde**  
**(08) 8336 3899**



This home is an excellent canvas for your personal touch, with plenty of space for future renovations or expansions. Whether you are starting your homeownership journey, looking for a family home, or seeking a worthwhile investment, this property offers limitless potential. Don't miss out on the chance to make it your own!

What you'll love;

- 736sqm
- Built in 1973
- Double brick construction
- Split system and gas heater
- Abundance of natural light
- Overlooking gorgeous gum trees
- Nearby the River Torrens with many walking trails
- Close distance to O-Bahn busway

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	WMNFDG
<b>Property Type</b>	House
<b>Land Area</b>	736 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1)

**George De Vizio 0412 392 158**

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**Claude Buccella 0419 394 110**

Principal | claud.buccella@ljhadelaidemetro.com.au

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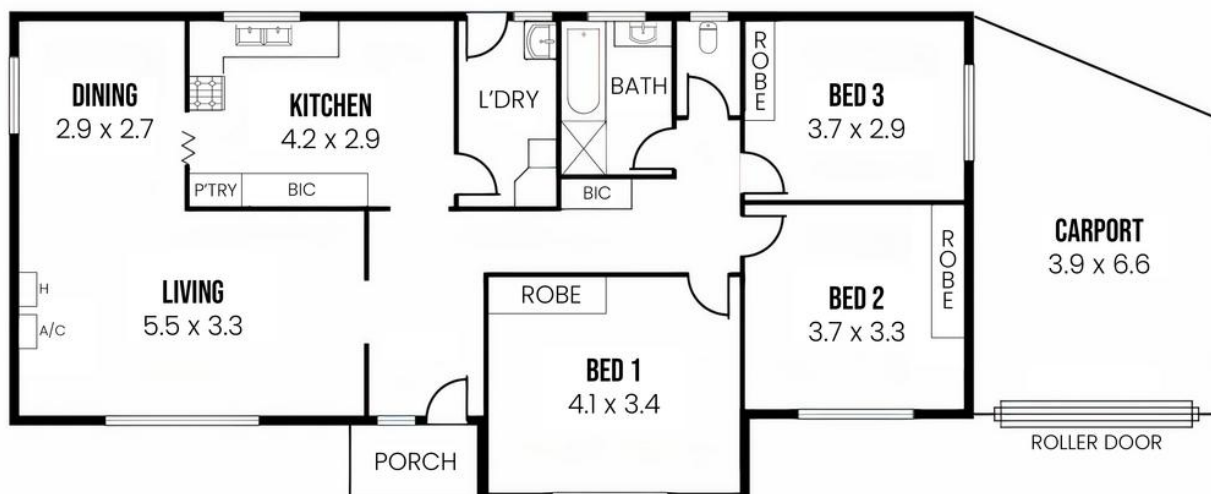
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### 43b Brookvale Road, Windsor Gardens, SA 5087

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