



1/49 Windsor Avenue, Woodville Park

## A Rare Opportunity in a Prime Location

Auction Location: On Site

Auction Sat. 9th May at 10:00am (USP)

Positioned on a generous allotment of approximately 540sqm with a width of 9.25m, this original solid brick maisonette presents an outstanding opportunity to renovate, rebuild or reimagine in a well-connected and increasingly popular pocket.

Behind its classic red brick facade, the home retains its original charm with high ceilings, offering a functional layout ready to be transformed. Whether you're looking to roll up your sleeves and restore its character, update and extend, or start fresh and build your dream home (STCC), the depth and proportions of the block provide the flexibility to do it your way.

The existing layout comprises three bedrooms, a central bathroom, and a traditional floorplan that lends itself well to renovation. A drive-through driveway provides access to the rear of the property, where a garage adds further practicality and storage.

3 1 4

### AUCTION

Sat 9th May @ 10:00AM

### VIEW

Sat 25th Apr @ 12:00PM - 12:30PM

### AGENTS

Gerard Pacillo  
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### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

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.



For those seeking value and potential, this is a property that allows you to capitalise on land size, location and future upside, perfect for first home buyers, investors, renovators or builders alike.

**The Highlights:**

- Approx. 540sqm allotment with valuable depth
- Approx. 9.25m frontage offering flexibility
- Solid brick maisonette with original character
- Three-bedroom layout with functional floorplan
- Drive-through access to rear yard
- Garage positioned at the rear
- Ideal renovation project, investment or rebuild opportunity

**Location Highlights:**

Positioned within a tightly held pocket of Woodville Park, a suburb continuing to benefit from ongoing revitalisation, this location offers a perfect balance of convenience and long-term growth. Just a short stroll to Woodville Park Train Station, with frequent bus routes along Port Road, commuting to the Adelaide CBD is effortless, whether by public transport or a quick 10-15 minute drive.

Everyday essentials are close at hand, including the Queen Elizabeth Hospital, Arndale Shopping Centre and a selection of local schools such as Woodville High School. For lifestyle and leisure, enjoy nearby reserves and the popular St Clair Recreation precinct, ideal for weekend relaxation.

For more information contact:  
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:  
<https://prop.ps//CpUevXXkBGd2>

**Disclaimer:**

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

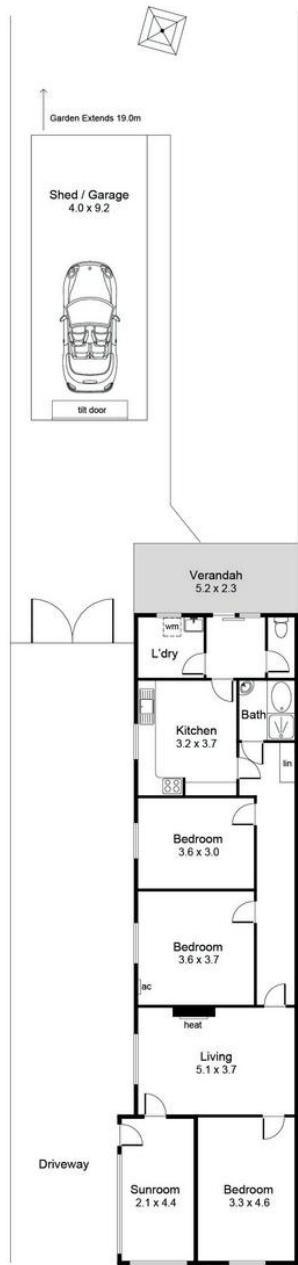
**MORE DETAILS**

|               |             |
|---------------|-------------|
| Property ID   | JUHH67      |
| Property Type | House       |
| Land Area     | 540 m2      |
| Including     | Toilets (1) |

**Gerard Pacillo 0431 596 145**  
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| Area (Estimate only) |                            |
|----------------------|----------------------------|
| Living               | 117.5 m <sup>2</sup>       |
| Verandah             | 12.0 m <sup>2</sup>        |
| Shed / Garage        | 36.8 m <sup>2</sup>        |
| <b>Total</b>         | <b>166.3 m<sup>2</sup></b> |

For illustrative purposes only.  
All measurements are approximate