



**1 Clansman Avenue WINDSOR GARDENS SA**

3 2 2

The moment you see this home you can feel it is special. Once inside you will be excited by the size and free flowing design. Most new homes are now long & thin, this one is unique with its 22m frontage which compliments the home with an abundance of natural light.

**Land Size** : 352 sqm  
**View** : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/windsor-gardens/residential/house/5551554>

- Free standing and on a separate Torrens Title allotment of 352m2.
- Stylish entrance foyer.
- Double garage with storage.
- Huge master bedroom suite complete with walk in robe & stylish ensuite bathroom.
- Separate wing that leads to bedrooms 2 & 3 and the designer main bathroom with bathtub.
- Powder room with 3rd toilet.
- Extensive open plan living areas full of natural light, encompassing a lounge room, dining room and a 3rd space



**Theon Bruse**  
**08 8431 8181**



House area	138.85m <sup>2</sup>
Porch	3.04m <sup>2</sup>
Garage	34.50m <sup>2</sup>
Pergola/Alfresco	21.7m <sup>2</sup>
<b>Total</b>	<b>198.09m<sup>2</sup></b>