



### 36B Winston Avenue Clarence Gardens SA

4 2 2

Nestled within a well-established garden and boasting a secure front fence with gates, this spectacular modern home is a true embodiment of elegance and comfort. Its prime location in Clarence Gardens, near cafes and convenient transport options, offers an abundance of lifestyle advantages.

Upon entering the home, you are immediately embraced by the inviting open spaces of the living and dining area. The kitchen showcases a sleek design with top-notch stainless-steel appliances, complemented by generous bench and cupboard space, complete with a convenient breakfast bar. From here, you can enjoy delightful views of the family and dining area, extending to the serene backyard.

Thoughtfully designed, the floor plan ensures privacy, with

**Price** : \$ 928,000  
**Land Size** : 500 sqm  
**View** : <https://www.sinova.com.au/sale/sa/south-south-east-suburbs/clarence-gardens/residential/house/7698795>



**Jarrod Leow**  
08 7080 5884



**David Deng**  
08 7080 5884



**173m<sup>2</sup>**

**TOTAL**

129m<sup>2</sup>

Living

23m<sup>2</sup>

Verandah

18m<sup>2</sup>

Garage

3m<sup>2</sup>

Porch



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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