

# 149 Oaklands Road, Warradale, SA 5046

## Sold House

Tuesday, 15 August 2023

149 Oaklands Road, Warradale, SA 5046

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 800 m2

Type: House



Mark Lloyd  
0882854777



Marie Fabian  
0421205578

**\$1,000,000**

Proudly presented by Team Lloyd and Harcourts Sergeant, 149 Oaklands Road, Warradale is sure to impress the most fastidious buyer, offering modern & spacious living throughout and ideally located within a short distance to a host of surrounding facilities including the beach and Glenelg Precinct. Step inside the spacious entry to find the formal lounge and dining spaces to the left of the home complimented by the light & bright decor, newly laid flooring & wonderful, raked ceilings giving this home a fabulous sense of space. The well-appointed kitchen is easily accessible from the dining room and overlooks the 2nd living & meals area featuring an abundance of storage options and plenty of room for meal preparation with ample bench space. The kitchen also boasts a gas cook top, U/B oven, dishwasher, double sink, walk in pantry and breakfast bar, perfect for chef of the family. Complimentary to the spacious living areas, are the 5 generous bedrooms boasting an impressive master bedroom equipped with large walk-in robe, updated ensuite and loads of space – perfect for the adults of the home to have time out. 2 out of the remaining 4 bedrooms feature built-in robes for easy storage and all have easy access to the stunning main bathroom - there will be no fighting over who has the best room – what more could you want? Entertaining is made a breeze with the bifold aluminum doors which open out to the amazing verandah & entertaining area which also features an outdoor fireplace & bar area for those special occasions. The home also features:

- Outside Rumpus/teenager's retreat
- 3.2Kw solar system - 53c feed in tariff
- Ducted R/C air-conditioning.
- Rear outdoor entertaining with cafe blinds.
- Sparkling inground swimming pool
- Low maintenance backyard + paved patio area.
- Large iron garage/workshop
- Laundry with direct access to backyard.
- Several RW tanks - 20,000 litres
- Outdoor storage.
- Single garage - auto roller door

There's something for the whole family here, located just a few minutes' drive to local beaches and the Glenelg precinct. Other nearby facilities include Warradale primary school, Westminster School, Marion Westfield Shopping Centre & SA Aquatic & Leisure Centre. Opportunities don't come by like this every day, don't miss out and call Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578 for more information. We look forward to meeting you at our open homes! Year Built | 1980 Dwelling Size | 200sqm (approx.) Land Size | 800sqm (approx.) 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454