

**1D Letcher Road, Oaklands Park, SA 5046**

**GaryJSmith**

**Sold House**

Saturday, 17 February 2024

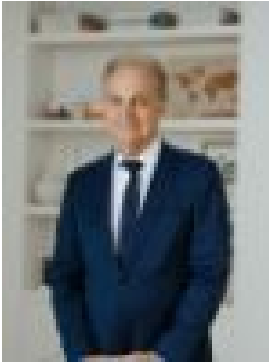
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Laycock  
0408822264

## Contact agent

Directly adjacent the Dwyer Road Reserve and Playground and within easy walking distance of the bus, train and SA Aquatic Centre and Westfield Marion, this contemporary townhome is guaranteed to meet the criteria. More on the position; it's an easy 4kms to beautiful Brighton Beach and a simple 20-minute commute to the CBD, with the likes of Flinders University and Medical Centre, local shops and schools and the Warradale Hotel at your fingertips, and plenty of other amenities nearby. The home itself is immaculate, a picture-perfect façade concealing an accommodating floor plan with easy access to an open kitchen, living and meals space from the entry. Here, a gleaming white kitchen with bulkhead, mirrored splash back, abundant storage and bench space, island bench with breakfast bar, double sink, dishwasher and gas cooktop offers absolutely everything the home cook could ask for. Big floor-length windows invite wonderful natural light to the living and dining spaces, while sliding doors open onto a manicured, easy care private courtyard. Upstairs, three sizeable bedrooms include a master with walk-through robe and ensuite bathroom, while a central main bathroom with full-size bath separates bedrooms two and three – each with built-in robes. More you'll adore:- Torrens Titled- Ducted reverse cycle air conditioning- Single garage with auto roller door & internal access + extra off-street parking- Under stair storage- Ground floor laundry + third w/c Contemporary and easy care, a wonderful investment prospect or live-in option. Don't miss it. Specifications: CT / 6168/178 Council / City of Marion Built / 2015 Title / Torrens SA Water / \$163 p/q approx ESL / \$284.75 p/a approx Council Rates / \$1,535.02 p/a approx Gary J Smith You're Home RLA 150557