

**1E Sturm Court, Oaklands Park, SA, 5046**



**Sold Villa**

Wednesday, 21 June 2023

**1E Sturm Court, Oaklands Park, SA, 5046**

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Villa**



David Liston

0884716173

## Wonderful Sense of Space

This charming freestanding villa is an ideal first home, investment property or downsizer. Perfectly positioned within walking distance to everything you need, including Warradale Hotel, Westfield Marion and Oaklands Train Station, it offers a cosmopolitan and convenient lifestyle.

Immaculately presented and low maintenance, this property is situated in a quiet cul-de-sac, offering privacy and peace.

Inside, you will discover a versatile layout and timeless decor. At the heart of the home, the open-plan living and dining area offers practical tiled floors, ceiling fan and a wonderful sense of space. Sliding doors lead to the covered alfresco entertaining area, complete with a tropical-inspired garden; it is a delightful place to relax or entertain.

The neatly presented kitchen has everything a home cook needs: gas cooking, a dishwasher, ample cupboard space and a breakfast bar overlooking the dining area.

At the front of the house, there is a bright and sophisticated office. French doors provide a separate entrance to a welcoming office space, while keeping your home private and also giving the option for running a small business from home (subject to all consents).

The spacious master bedroom features a generous built-in robe and a lovely bay window overlooking the garden. The second bedroom is ideal as a nursery or guest room.

You'll be comfortable all year round here with ducted heating and cooling, and the rooftop solar will help keep the energy bills at bay.

Other great features include a spacious laundry with built-in storage, off-street parking and an easy-care garden.

This is truly a location to love in the increasingly popular suburb of Oaklands Park. Leave the car at home and walk to shops, restaurants, eateries, schools, and public transport. It's an easy twenty-minute commute to the CBD by train.

Things we love:

Charming freestanding villa

Timeless design and decor

Open-plan living and dining

Light-filled office

Master bedroom with built-in robe

Outdoor entertaining

Ducted heating and cooling

Rooftop solar

Off street parking

Delightful easy-care garden

Convenient location walking distance to everything

Make your move today. Call David Liston for more information.

Property Specifications:

Title: 5139/185

Council: City of Marion

Zoning: Residential/Urban Renewal Neighbourhood

Land Size: 221m<sup>2</sup>

Frontage: 7.6m

Council Rates: \$1,331.99pa

ES Levy: \$263.75pa

SA Water: \$149.29pq

Nearby Schools: Westminster, Warradale Primary, Hamilton Secondary

Rental Estimate: \$460 - \$480 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

The Vendor's statement may be inspected at 4/37-39 Sherriffs Rd Lonsdale for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 296441