

2/1 Kearnes Road, Oaklands Park, SA 5046



Unit For Sale

Tuesday, 9 January 2024

2/1 Kearnes Road, Oaklands Park, SA 5046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Samuel Paton



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Best Offer By Midday 23rd January (USP)

Welcome to this updated, solid brick 2-bedroom unit located within walking distance to local shops - the perfect opportunity for investors and first home buyers. Step into a welcoming atmosphere, recently painted with new flooring in the living areas and bedrooms. The open-plan design connects the dining and lounge areas, creating flow that extends into the well-appointed kitchen, featuring new gas cooker and rangehood for added convenience. The first bedroom features a built-in robe, while the second bedroom benefits from a skylight, allowing natural light to filter in. The modern main bathroom includes a bath, new shower & toilet, and vanity with storage space. Additionally, a sunroom provides a versatile space, perfect for a study area, and the separate laundry comes with an additional toilet. Stepping outside, you'll find a functional and private rear yard, perfect for relaxation and entertainment. The covered outdoor area is perfect for alfresco dining, and a small garden shed adds practical storage space. Additional features include a split system air conditioner in the kitchen, ceiling fans to the main bedroom and lounge and two off-street car parking spaces. This fantastic unit is conveniently located and is only a short walk to Oaklands Train Station, Westfield Marion and the SA Aquatic Centre. Flinders University and Hospital are a short drive away and the Sturt River walking track is easily accessible, which can take you all the way to Glenelg. The beach is less than 10 minutes away, while the city is just 25 minutes by car.

What we love:

- Well-appointed kitchen with gas cooking
- First bedroom with built-in robe and ceiling fan
- Versatile sunroom
- Covered outdoor area for alfresco dining
- Private rear yard
- Split system air conditioner in the kitchen
- Two off-street car parking spaces (1 secure)
- Short walk to Oaklands train station
- Proximity to Westfield Marion and SA Aquatic Centre
- Short drive to Flinders University and Hospital

Specifications:

Strata titled
Council rates - \$1,176.49 per annum
ESL - \$199.75 per annum
Water rates - \$74.20 per quarter
Sewer rates - \$79.50 per quarter
Year built - 1979
Strata fees - \$260 per quarter

Disclaimer: 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.