

**24 Claremont Avenue, Oakden, SA 5086**



**House For Sale**

Thursday, 30 May 2024

24 Claremont Avenue, Oakden, SA 5086

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 451 m2**

**Type: House**



Connie Tripodi  
0881204811



Joe Tripodi  
0881204812

**\$695,000-\$745,000**

Take leisurely strolls to the Oakden wetlands that boasts beautiful open spaces and enjoy a break at the Lakeside Cafe, the type of lifestyle living you have dreamed about is now available with the release of this attractive Villa that is positioned amongst other quality homes. The versatile floor plan has the potential to create a third bedroom, currently offers multiple living areas that comprise of a spacious lounge, formal dine area and a generous size modern open plan casual meals and family room adjacent to the well equipped kitchen that is complete with dishwasher, breakfast bar plus ample bench and cupboard space. The good sized main bedroom features a delightful bay window, very good size ensuite and huge walk in robe. Other features include neutral decor, fresh coat of paint throughout, tiles through main living areas, new carpets to bedrooms, second toilet, gas furnace heating, reverse cycle air conditioner and ducted cooling to keep the elements at bay. Outside offers slide door access to the undercover entertainment area plus there is the convenience of a second undercover entertainment area to the side of the home. Plenty of off street parking is provided by the double driveway that leads to the large under main roof garage with auto door and valuable internal and rear access. Ample room to the side of the garage allows the potential to create a carport subject to necessary approvals or to open and park a trailer, vehicle or possibly a caravan. All set on a generous size approx. 451sqm allotment with extensive outdoor paved areas, established low maintenance gardens and plenty of room for kids and pets to play. Walk to beautiful Harry Weirda Reserve complete with playground, tennis and basketball courts. Close to Northgate Shopping Centre with an array of variety shops and the North East Rd Shopping complex, walk to public transport and local schools which include Cedar College and Heritage College. Approx. 10km to the city. RLA 1866 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before commencement.