

**3/60-64 Sir Ross Smith Boulevard, Oakden, SA 5086**



**House For Sale**

Wednesday, 28 February 2024

3/60-64 Sir Ross Smith Boulevard, Oakden, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lawrence Cocca  
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## **AUCTION - Saturday 16th March 12:30pm**

Relish in the leisurely lifestyle adorning this two-storey 1995 built townhouse in North-East Adelaide. Positioned opposite the scenic Royal Amer Reserve, with its serene lake and winding walking trails, this residence offers a lifestyle of colour and convenience, with spacious cosy interiors to match! Enjoy the privacy of a fully enclosed front yard, which sets the scene for this peaceful abode. Recently painted interiors provide a fresh canvas and welcoming atmosphere for any family of any size. The home boasts three bedrooms, all upstairs, including a master suite that truly captures the essence of Oakden. With direct access to the main bathroom and a private balcony with french doors, the master offers unrivalled views over the neighbouring park, creating an ambience worth loving. All bedrooms are fitted with built-in robes and carpeted floors. The main bathroom, located upstairs, is designed for simplicity and function, with the added convenience of private entry from the master bedroom and a separate toilet adjacent. An additional toilet is discreetly situated downstairs through the laundry room, enhancing the home's practical layout. Downstairs, in the shared space, the kitchen, lounge and dining rooms are seamlessly integrated - a true space for gathering, with a spacious kitchen offering all necessary appliances. Curtains on all windows offers an additional layer of warmth and privacy, while LED downlights add a touch of modernity and consistency in design. Additionally, a ducted air conditioning system offers year round climate control for all residents. Step outside to the paved pergola area at the rear, an ideal setting for entertaining guests or enjoying quiet moments outdoors. This space looks out over a tidy, low maintenance garden meaning more time with family and friends. The double garage, with convenient side alley access, further adds to the functionality of this home. Experience for yourself, this sweet and spacious townhouse in the thriving suburb of Oakden, a community bursting with convenience and beautiful green spaces. Embrace the opportunity to live, literally, park-side with this tidy double storey home and live in peace and tranquility. Additional Features: • Under-stairs cavity for storage • Floating floors down stairs for easy maintenance all year round • Private laundry • Ducted AC to upstairs • Wall mounted reverse split cycle A/C in the family room • Security System • Centrally located directly in between Northgate Shopping Centre and Gilles Plains Shopping Centre • Nearby schools include: Heritage College Inc, Gilles Plains Primary School, Cedar College, St Paul's College, Pinnacle College, Windsor Gardens Vocational College Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.