

**3 Annesley Street, Oakden, SA 5086**



**Sold House**

Tuesday, 19 March 2024

3 Annesley Street, Oakden, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$842,000**

Auction Location: on site Nestled between Roy Amere Reserve and Bristol Terrace Reserve, in a tranquil tree-lined street, your new home awaits! Built in 1995, this delightful residence offers a harmonious balance of comfort and convenience. Situated on an approximate 375 sqm block, this home features:- Elegant formal lounge and dining area, perfect for entertaining guests. - Open plan kitchen with casual dining and family room, creating a warm and inviting atmosphere. - Sliding doors leading to a large covered rear entertaining area, ideal for hosting gatherings with family and friends. - 3 spacious bedrooms, including a main bedroom with ensuite and built-in robe- 2-way main bathroom conveniently serving the other two bedrooms. - Laundry conveniently located off the kitchen with direct external access- Valuable side-by-side double garage with internal access into the main home plus sliding doors to the rear entertaining area, providing convenience and security Additional features:- Ducted reverse cycle air conditioning- Solar panels - ADT Security System- SMEG dishwasher- Chef stove top- Baroness Integra oven and grill- Ceiling fans in main bedroom, bedroom 2, casual living, and outdoor entertaining- BIR to Bedroom 3- Garden shed for additional storage A fantastic home in this rapidly growing location, a short distance from extensive shopping facilities at the Gilles Plains Shopping Centre, a selection of primary schools and zoned for Avenues College. With its practical layout and great outdoor space, this property presents an excellent opportunity for homeowners or investors alike. AUCTION: Friday 12th April at 10:30am, on site (USP) - CONTRACTED AT AUCTION CT: Volume 5188 Folio 778 Council: Port Adelaide Enfield Council Council Rates: \$1,284.65 per annum (approx) Water Rates: \$172.44 per quarter (approx) Land Size: 375 square metres (approx) Year Built: 1995 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/mWiVuySFxSOH> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Janine Bergin and Hailey Colledge to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.