

# 3 Oakridge Circuit, Golden Grove, SA 5125



## House For Sale

Tuesday, 16 January 2024

3 Oakridge Circuit, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 212 m2**

**Type: House**



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**\$510,000 - \$545,000**

Nestled in the heart of the highly sought-after Golden Grove, this enchanting three-bedroom, one-bathroom residence beckons you with open arms. Beyond its charming facade lies a beautifully presented, low-maintenance haven, offering a rare opportunity for those yearning for a secure and private property without compromising on comfort or location. Situated on a corner block, the home boasts a neat and tidy presentation. Step into a world of comfort with ducted air-conditioning throughout, ensuring a cozy ambiance year-round. The open-plan layout seamlessly connects the living spaces, leading out to a sun-kissed, paved patio ready for easy entertaining. The interior is adorned with a fresh coat of paint, complemented by new carpets and easy-care tiles in the living areas. The dine-in kitchen, features gas cooking, ample bench space, and abundant cupboard storage. The bedrooms, each adorned with carpet, include two with built-in robes, providing functionality. The bathroom is a sanctuary with a glass shower, toilet, and vanity offering storage, while a dedicated laundry area with a sink adds convenience. The property also boasts a single carport and driveway space, providing off-street parking for up to three vehicles. Surrounded by reserves like Jacaranda, Landrien, Asceola, and Tilley, it's just short drive to the Golden Grove Shopping Centre and esteemed educational institutions such as Golden Grove Primary School, and Golden Grove High School. Whether seeking an entry-level home or a savvy investment, this stylish abode offers the perfect balance of lifestyle and convenience in a coveted locale. Your dream home awaits in Golden Grove.

**Property Features:**

- The master and second bedrooms have built-in robes
- Open plan family, meals, and kitchen area
- The kitchen has a built-in gas stove and oven, abundant white cabinetry and tiled splashbacks
- Combined laundry and bathroom with a glass shower, toilet, vanity storage, and a laundry sink with storage
- Reverse cycle ducted air conditioning for comfort
- Freshly painted interior with new carpets in the bedrooms
- Tiled floors throughout the living areas
- Blinds fitted on all windows
- Rear patio to unwind and entertain in the outdoors with low maintenance yards
- Single carport with auto roller door, extra off-street parking available in the driveway and rear patio
- Brick home, on a corner block, with a neat frontage, and charming façade
- Golden Grove Primary School is less than two minutes away

The nearby zoned primary school is Golden Grove Primary School. The nearby unzoned primary schools are Surrey Downs Primary School and Fairview Park Primary School. The nearby zoned secondary school is Golden Grove High School.

**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.

**Property Details:** Council | TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 212sqm (Approx.) House | 118sqm (Approx.) Built | 2013 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa