

3 Regent Court, Oakden, SA 5086

ALL ADELAIDE

House For Sale

Wednesday, 6 March 2024

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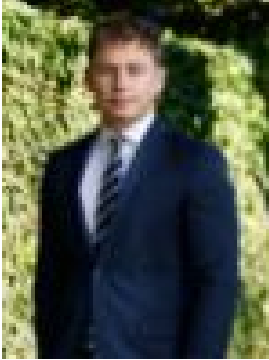
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 325 m2

Type: House



Blake Bryant
0476957176

Auction On site: Saturday 23rd of March 6:00pm

Perfectly positioned in a highly sought-after area, nestled on a vibrant corner allotment with a sweeping botanic outlook to Roy Amer Reserve and lake, this rare earth offering will appeal to refined buyers looking for quality property or wise investors who desire generous returns. Soak up the lifestyle benefits of having such a lush and leafy reserve at your doorstep as you enjoy the natural beauty of native birdlife and the everyday botanic ambience of the Oakland Wetlands. The home is neatly positioned on a leafy allotment and offers 3 spacious bedrooms across a generous open plan design. Quality floor coverings, neutral tones and ambient natural light enhance the living areas, while ducted evaporative air-conditioning and gas wall furnace ensure your year-round comfort. There is plenty of space for the family to recline in and enjoy in a large open plan family/dining room where a quality appointed kitchen seamlessly integrates. The kitchen features stone look bench tops, tiled splash backs, double sink with filtered water, generous walk-in corner pantry, crisp off white cabinetry and a raised breakfast bar to the dining area. Entertain outdoors alfresco style under a full width paved rear verandah, all overlooking a cosy cottage garden where there is plenty of space for kids and pets. All 3 bedrooms are well proportioned, all offering crisp quality carpets. The master bedroom features a ceiling fan, bay window, walk-in robe and direct access to a clever 2-way full main bathroom with open vanity and separate toilet. Bedroom 2 features a built-in robe, while bedroom 3 offers a ceiling fan. A single lock-up garage with auto roller door and interior access to the home will securely accommodate the family car and there's extra parking available in the driveway. 12 solar panels will ensure your energy bills are always low, completing an outstanding rare earth offering, in a tightly held location, perfectly presented and thoughtfully designed. Briefly: * Fabulous 3 bedroom courtyard home in a highly sought-after area* Unique corner location with sweeping botanic outlook to Roy Amer Reserve and lake* 3 spacious bedrooms across a generous open plan design* Quality floor coverings, neutral tones and ambient natural light* Generous open plan family/dining room with integrated kitchen* Kitchen offering stone look bench tops, tiled splash backs, double sink with filtered water, generous walk-in corner pantry, crisp off white cabinetry and a raised breakfast bar to the dining area* Full width paved rear verandah overlooking leafy cottage garden* Ducted evaporative calling plus gas wall furnace* All 3 bedrooms with fresh quality carpets* Master bedroom with ceiling fan, bay window, walk-in robe and direct bathroom access* Bedroom 2 with built-in robe* Bedroom 3 with ceiling fan* Clever 2 way full main bathroom, separate 2nd toilet and open vanity* Single lock-up garage with auto roller door and interior access to the home* Additional parking available in the driveway* 12 solar panels for reduced energy bills Both homebuyers and investors will be interested in this one. The Oakden Wetlands and board walk are your neighbors across the road in Roy Amer Reserve, the perfect place for daily exercise, and a great place for a relaxing Sunday morning with a coffee at the Lakeside Café. Northgate Shopping Centre and Gilles Plain Shopping Centre are both nearby for quality shopping and public transport is at your doorstep. Quality education institutions of Cedar College, Heritage College, TAFE SA Gilles Plains, St Pauls College as well as Windsor Gardens Secondary College and Hillcrest Primary School are all in the local area. 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 enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.