

31 Dwyer Road, Oaklands Park, SA 5046



House For Sale

Wednesday, 31 January 2024

31 Dwyer Road, Oaklands Park, SA 5046

Bedrooms: 4

Bathrooms: 1

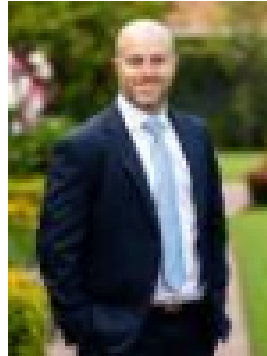
Parkings: 2

Area: 700 m2

Type: House



Samuel Paton



Adam Rice

0402936953

Auction (USP)

Perfectly located in the heart of Oaklands Park is this family home which sits on a large 700sqm (approx.) allotment, offering undeniable potential to an array of different buyers. Located in the City of Marion Councils General Neighbourhood Zone and with a frontage of 18.1m (approx.) there is potential to subdivide and redevelop (STCC). Whether you are looking at buying the first family home that you can make into your dream home or your next development, this home has something for everyone! With multiple living areas, an open plan kitchen with dining, a large retreat/storage area and 4 spacious bedrooms, this home promises plenty of room for the family and entertaining. The laundry has external access and there is an additional toilet for convenience. Outside you will find a large backyard and an undercover area for outdoor entertaining. Perfectly located just minutes away from local cafes, restaurants, and specialty shops, Westfield Marion, the beautiful Brighton Beach, and quality schools including Marion Primary School and Westminster School. With multiple public transport links nearby including Oaklands Railway Station and Marion Bus Interchange, you can make your way into the cosmopolitan Adelaide CBD or to Flinders University/Medical Centre. You are truly set in a lifestyle location and this is an opportunity you do not want to miss!

What we love:

- Large family home on a generous 700sqm (approx.) allotment
- Potential for subdivision and redevelopment (STCC)
- Multiple living areas
- Large retreat/storage area
- Undercover area for outdoor entertaining
- Proximity to local cafes, restaurants, and specialty shops
- Minutes away from Westfield Marion

Auction: Saturday, 17th February 2024 at 3.00pm (unless sold prior)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. 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 printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer: 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.