

35B Trott Grove, Oaklands Park, SA 5046



House For Sale

Tuesday, 9 April 2024

35B Trott Grove, Oaklands Park, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 402 m2

Type: House



Spiro Papaemanouil
0413470745

\$790,000 - \$850,000

Be impressed at first glance by a commanding 18m frontage. A smart floor plan comprises of 3 bedrooms (main with walk in robe and ensuite) 2nd living area, open plan main living room and double garage, this one is sure to please. Built by award winning Regent Homes circa 2004, and located in the heart of ever popular Oaklands Park a wonderful opportunity awaits. Further features of the property include: Solar System Freshly painted throughout New carpet Updated stainless steel kitchen appliances, walk in pantry and dishwasher Ducted reverse cycle Rinnai air conditioning Double garage, with rear garage door access Gas instantaneous hot water system with temperature set controls Quality window furnishings throughout Ample storage throughout. Easy care landscaped front and rear gardens, convenient side garden with drive through access from garage, and so much more. Location Location! This property has not only been built with convenience in mind, its is also nestled in an area where convenience is of the utmost importance. Within short walking distance to Marion Shopping Centre all forms of shopping and amenities furnish your every need. Bunnings Marion, SA Aquatic Centre, local recreational areas and more all add to conveniences surrounding you. Nearby Oaklands train station makes city access a breeze, as well as bus stops all so close by. Being nestled in one of Oaklands Park's beautiful quiet side streets, take full advantage of close proximity to Brighton and surrounding Beaches and local schools. A remarkable location, with something to offer everyone. Simply move in and start living! Council Rates | \$1,799.68 pa SA Water | \$178.58 pq ESL | \$152.80 pa Year Built | 2004 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.