

**36 Blakeney Road, Ottoway, SA 5013**

**Sold House**

Tuesday, 15 August 2023

36 Blakeney Road, Ottoway, SA 5013

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Gerry Manning

**\$700,000**

Another one SOLD by Gerry Manning for a RECORD PRICE!. When you want your home sold for the best price, phone Gerry Manning to find out how. Delightfully nestled on a 607m<sup>2</sup> allotment where secure perimeter fencing and dual street access offer both peace of mind and ease of access, this upgraded and extended 1925 bungalow offers free flowing living spaces throughout the original home, extensive alfresco areas and a thoughtful contemporary extension. Enjoy premium home entertainment all year-round with a marvellous extension to the original 5 main room cottage. Relax outdoors under a sweeping alfresco portico where LED downlights, character lighting and ceiling fan provide a comfortable ambience. A built-in barbecue area with mirror splash backs overlooks a spacious decked area, the perfect space perfect for your outdoor lounge. Stacker doors fold back from a large family/dining room creating a seamless interaction between indoor and outdoor living. Shade sails to the exposed yard areas will protect you from the summer sun. A cosy timber kitchen offers stainless steel appliances, double sink with filtered water, stone look bench tops, pendant lights and plenty of cupboard space for your creative cooking, while a spacious upgraded main bathroom features wide dual vanity, rain head shower, deep relaxing bath, frameless shower screen and floor-to-ceiling tiles. The home boasts 4 spacious bedrooms, all of good proportion, all with ceiling fans, all within the original body of the main home. The master bedroom offers a generous walk-in robe and ensuite bathroom, while bedroom 3 provides direct access to the outdoors. For the car enthusiast or handyman a large 4.9 x 11.4m oversize single garage with secure lock-up roller doors will provide plenty of space for your valuable vehicles and a little more for workshop or storage space. A 2nd car park space accessed from the side street is perfect for the caravan or boat. Split system air-conditioning and a 22 panel solar system complete a value packed home entertainer on a secure lock up and leave allotment. Briefly: \* 1925 bungalow, upgraded and extended throughout \* Original home of 5 main rooms plus large open plan family/dining \* Family/dining with sleek floating floors, LED downlights and bifold stacker doors to the alfresco \* Large alfresco portico with barbecue area, mirror splash backs, ceiling fans and LED downlights \* Timber decked area with water feature, perfect for the outdoor couch \* Synthetic lawn area with shade sail over \* 4 spacious bedrooms to the original home, all with ceiling fans \* Bedroom 1 with walk-in robe and upgraded ensuite bathroom \* Bedroom 2 with direct exterior access \* Stunning and spacious main bathroom with dual vanities, rain head shower, deep relaxing bath, frameless shower screen and floor-to-ceiling tiles \* Traditional size laundry with extensive cupboards and under bench appliance space \* Cosy kitchen offers stainless steel appliances, double sink with filtered water, stone look bench tops, pendant lights and plenty of cupboard space \* Large 4.9 x 11.4m oversize single garage with secure lock-up roller doors \* High perimeter fencing and auto roller doors to the street \* 2nd car park space accessed from the side street \* Split system air-conditioning \* 22 solar panels for reduced energy bills Excellent location close to West Lakes boating and international standard shopping & entertainment. The Port River and the Semaphore Beach lifestyle precinct will provide fabulous summer sun entertainment. Eastern Parade Reserve Oval and playground is just down the road along with the Port Adelaide Athletics Club. Local available primary schools include Pennington School R-7, Alberton Primary School, Woodville Gardens School B-7 & Challa Gardens Primary. Woodville High School is the zoned secondary school. Quality private education in the local area can be found at Mount Carmel College, St Josephs, St Patrick's, Courtside Christian School and Whitefriars School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Specifications: CT Reference /5709/633 Council / City of Port Adelaide Enfield Zone / General Neighborhood Year Built / 1925 Land Size / TBA m<sup>2</sup> approx Council Rates / \$1,063.85 per annum SA Water Rates / Supply \$74.20 & Sewer \$81.36 per quarter + usage Emergency Services Levy / \$48.30 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Vella Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289