

**4 Shearing Street, Oaklands Park, SA 5046**



**House For Sale**

Wednesday, 15 May 2024

**4 Shearing Street, Oaklands Park, SA 5046**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christopher Jenman  
0882928300

## Auction (USP)

Step into Oaklands Park and be welcomed by this charming two-story residence, inviting you to immerse yourself in comfort, style, and convenience. Upon entry, a spacious hallway leads seamlessly into a bright open-plan living area, adorned with large windows that fill the space with natural light. Elegant features like the striking chandelier pendant light and luxurious large tiles add a touch of sophistication, complemented by downlights that enhance the inviting atmosphere for both relaxation and entertainment. The modern kitchen serves as a focal point, blending functionality with style. Equipped with an island bench, gas cooking, and a dishwasher, it's a space where culinary creativity can flourish. Upstairs, the main bedroom offers a tranquil retreat with its generous proportions, walk-in wardrobe, and modern ensuite bathroom. Bedrooms 2 and 3 offer built-in wardrobes, ensuring plenty of storage space for the whole family. Centrally located upstairs, the main bathroom beckons a full-size bathtub and elegant black fixtures for ultimate luxury. Additionally, a convenient study nook upstairs provides a dedicated space for work or study, ideal for today's lifestyle. For comfort throughout the seasons, reverse cycle ducted air conditioning ensures that every corner of the home remains comfortable year-round. Downstairs, a powder room adds convenience for guests, while the separate laundry room makes daily tasks a breeze. This home boasts a spacious double garage with an automatic roller door for ultimate security & convenience. Outside, an undercover pergola area beckons for outdoor dining or relaxation, sheltered by a café blind for uninterrupted enjoyment. Enjoy effortless upkeep with low-maintenance artificial lawn in the rear yard, while the front yard delights with a lush garden. Location is key, and this home offers the ultimate in convenience. Just a short stroll away, you'll find Coles Warradale for all your grocery needs, as well as public transport options for easy commuting. The nearby Westfield Marion Shopping Centre provides a plethora of retail, dining, and entertainment options, ensuring that everything you need is within easy reach. Families will appreciate the proximity to quality schools such as Warradale Primary School, Hamilton Secondary College, and Westminster School, while beach lovers will delight in the short six-minute drive to the coast, perfect for weekend adventures. In addition to its many charms, this Torrens Title home also boasts the added benefit of solar panels, offering not only energy efficiency but also potential savings on utility bills. With its blend of comfort, convenience, and style, this property presents a fantastic opportunity for those seeking a relaxed yet vibrant lifestyle in the heart of Oaklands Park. Don't miss your chance to make this wonderful residence your own.

**What we Love:**

- Torrens Title
- Spacious open-plan kitchen, dining, and living area
- Modern kitchen with large breakfast bar, gas stovetop & dishwasher
- Master bedroom with walk-in robe and ensuite bathroom
- Bedrooms 2 & 3 with built-in robes
- Stylish main bathroom with bathtub and shower
- Cosy study nook for remote work or study sessions
- Beautifully landscaped yard and alfresco area for outdoor entertaining
- Additional powder room on lower level
- Separate laundry room for added convenience
- Ducted reverse cycle air conditioning throughout for year-round comfort
- Lush front garden
- Solar panels
- Double garage for secure parking
- Short walk to Coles Warradale and short drive to Westfield Marion
- Close proximity to Oaklands Wetlands Reserve and Marion Outdoor Pool
- Convenient 6-minute drive to Somerton Beach
- Walking distance to Oaklands Railway Station for easy CBD access
- Nearby quality schools such as Westminster School, Warradale Primary & Hamilton Secondary College

**Auction: Saturday, 1st June 2024 at 10:00am (USP)** 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 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.