

**44a Johnstone Road, Oaklands Park, SA 5046**

**HARRIS**

**Sold House**

Thursday, 16 November 2023

44a Johnstone Road, Oaklands Park, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 430 m2**

**Type: House**



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**\$771,000**

Quietly tucked away at the conclusion of a hidden cul-de-sac, this peaceful and contemporary courtyard residence offers close reach to every amenity of Westfield Marion and every café, restaurant and beach of our beautiful coastline. Easy to upkeep and even easier to rent out, the investment potential of both the location and modern footprint of this three-bedroom residence are a given, sure to please a wide variety of discerning buyers on the property hunt. From the secure garage and extra parking of the opposing gravel driveway, you'll have enough space to house your car, caravan or trailer on this ultra-flexible and always low maintenance Torrens-titled allotment. The light-filling bay window brings a beautiful presence to both the street and light-filled interior of the north-facing master, one that combines with a crowd-pleasing walk-in robe and ensuite to grant the household heads their own private wing. Two additional bedrooms connect from the central hallway, both boasting built-in robes, plush carpets underfoot and central access to a 3-way bathroom that conveniently separates vanity, toilet and bath for a smooth morning routine. From the Farquhar kitchen that will remain forever timeless with Omega gas cooktop, oven and Bosch dishwasher, you will always be connected to your company within the open plan living and dining, seamlessly extending through sliding doors to an impressive rear yard. Out here, you'll find plenty of lawn for both pets and kids to bask in the glorious south-facing sunlight, whilst you recline under a pitched pergola that allows you to get your daily dose of Vitamin D no matter the weather. From your front door, you're just one block away from every amenity of Westfield Marion, leisure-filled hours spent splashing around SA Aquatic Centre and both bus and train stops that promise a blissful 15-minute city commute, whilst a 5-minute car trip will have you soaking up the summer sun and café culture along the famed Jetty Road strip... Even more to love:

- C2006 built Regent Home
- North-facing frontage
- Secure internal access from auto garage
- Ducted R/C air conditioning
- Garden shed
- 700m to Oaklands Park train station & Dwyer Road playground
- Zoned for Seaview High School
- Proximity to Marion Primary, Warradale Primary, Sunrise Christian School, Westminster, Flinders Uni & Hospital

Specifications: CT / 5978/842 Council / Marion Zoning / General Neighbourhood Built / 2006 Land / 430m<sup>2</sup> Frontage / 15.78m Council Rates / \$1640.88pa Emergency Services Levy / \$143.70pa SA Water / \$169.37pa Estimated rental assessment: \$640 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Marion P.S, Warradale P.S, Darlington P.S, Seaview H.S, Springbank Secondary College

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