

46 Brand Street, Oakden, SA 5086

Boffo

House For Sale

Thursday, 25 January 2024

46 Brand Street, Oakden, SA 5086

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Fadi Oudih
0455999007



Surinder Singh
0488555119

Auction \$500,000

Auction Location: On SiteCute as a button! This delightful two-bedroom detached abode is all set for new owners to move in and experience the cosy warmth it has to offer. Whether you're a first-time homebuyer, downsizing, or seeking an investment opportunity, this property is tailor-made for you. Step through the entry into an open-plan and sunlit kitchen, dining, and living room—an inviting space for everyday living and hosting family and friends. The ambiance is enhanced by a gas wall furnace heater and ducted air-conditioning, providing effortless climate control. Two generously sized bedrooms, featuring built-in robes and ceiling fans, are strategically placed with easy access to the central bathroom. Outdoor enjoyment is elevated in the rear paved courtyard, complemented by a pergola for undercover entertainment—an ideal canvas for creative DIY enthusiasts to shape their personalised outdoor haven. Convenience is key with off-street parking available in the carport and a long driveway. The location is a gem, offering easy on-foot access to local parks, playgrounds, shops, and charming cafes. Don't miss the chance to make this adorable abode your own!

Features that make this home special:- Bedroom 1 with built-in robe, ceiling fan and direct access to the bathroom- Bedroom 2 with built-in robe and ceiling fan- Open and light-filled kitchen, dining and living room with the comfort of a gas wall furnace heater and ceiling fan- Charming kitchen with gas cook top, dishwasher and ample cupboard space- Main bathroom with bath tub and separate toilet for added convenience- Laundry with direct external access- Ducted air-conditioning- Spacious paved entertaining area with pergola, providing a perfect backdrop for outdoor living and entertainment- Storage shed- Rainwater tank- Single carport with additional off-street parking in driveway- 2Kw solar system Perfectly positioned nearby Bristol Terrace Reserve as well as being located close by to the parks, café, walking trails and lakes of Roy Amer Reserve. Situated in close proximity to Northgate Shopping Centre and Gilles Plains Shopping Centre. Located nearby to a variety of schools including Cedar College and St Paul's College. Convenient public transport options are also within easy reach (walking distance to O-Bahn buses). All this and only 9kms (approximately) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.RLA 313174