

**56 Dwyer Road, Oaklands Park, SA 5046**



**Sold House**

Tuesday, 19 March 2024

56 Dwyer Road, Oaklands Park, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 389 m2**

**Type: House**



Samuel Paton

0882928300

**\$952,000**

This spacious family home located in the heart of Oaklands Park, offers three generously sized bedrooms and a versatile study that could easily be transformed into a fourth bedroom to accommodate your growing family. Situated within close proximity to the beach, CBD, quality schools, and local amenities, this property presents the ideal blend of convenience and comfort for modern family living. As you approach the property, you'll be greeted by high rendered walls ensuring privacy and security, with an electric gate providing easy access. The front garden, meticulously maintained and established, sets an inviting tone from the moment you arrive. Step inside to discover a bright and light front living room, perfect for unwinding after a long day. Beyond lies a second living area seamlessly connected to an open-plan dining and kitchen space. The kitchen boasts modern amenities including a large island bench, ample storage, stainless steel appliances, and a gas stovetop, catering to all your culinary needs. The home comprises three spacious bedrooms, each adorned with stylish timber floorboards that enhance the charm of the interior. The master bedroom features a walk-in robe and a private ensuite bathroom, while the remaining bedrooms are equipped with built-in robes and share access to the stunning main bathroom, complete with a deep bathtub and separate shower. Venture outside to the rear yard, where a paved area awaits, perfect for alfresco dining on warm summer evenings. Additionally, a grassed area provides ample space for children to play and for outdoor activities. Additional features include ducted air conditioning ensuring year-round comfort, while a double garage offers secure parking and includes built-in cabinetry for added storage. This prime location offers easy access to Westfield Marion for all your retail needs, while the nearby Oaklands Railway Station provides direct access to the CBD. Enjoy weekends at Brighton Beach or explore the vibrant Jetty Road precinct with its array of cafes, restaurants, and boutique shops. Education is a breeze with close proximity to Flinders University and Medical Centre, as well as zoning for Seaview High School and access to other esteemed schools like Westminster School and Sacred Heart College. Don't miss the opportunity to make this wonderful property your family's new home, where comfort, convenience, and lifestyle converge seamlessly.

**What we Love:**

- Bright, spacious front living room
- Open-plan dining and kitchen with second living area
- Modern kitchen with large island bench
- Stylish timber floorboards in each bedroom
- Master bedroom with walk-in robe and ensuite
- Built-in robes in other two bedrooms
- Versatile study, potential for fourth bedroom
- Spectacular main bathroom with bathtub and separate shower
- Rear yard with paved area for outdoor entertaining
- Grassed area for children to play
- Ducted air conditioning throughout the home
- Double garage for secure parking
- Built-in cabinetry in garage for additional storage
- High rendered walls for security surrounding property
- Electric gate for property access
- Well-established, neat front garden
- Walking distance to Westfield Marion
- Short drive to Oaklands Railway Station
- Proximity to Brighton Beach and Jetty Road precinct
- Zoned for Seaview High School
- Access to other quality schools like Westminster School and Sacred Heart College

**Specifications:** Torrens titled  
Land size - 389sqm (approx.)  
Water rates - \$74.20 per quarter  
Sewer rates - \$112.06 per quarter  
ESL - \$345.50 per annum  
Builder - Fairmont Homes  
Council rates - \$1,932.01 per annum  
Year built - 2011  
Auction: Saturday, 6th April 2024 at 3:00pm (unless sold prior)  
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 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.