

# 6 Oxenbould Street, Parkside, SA 5063

## House For Sale

Wednesday, 3 April 2024

6 Oxenbould Street, Parkside, SA 5063

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 302 m2

Type: House



Jarad Henry  
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Trinity Egglestone  
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## **\$1,250,000 Auction Sat 20th April @ 11am**

Beautifully constructed by Daniel Jordan Homes and completed in 2007 this reproduction Villa gives you immediate street appeal with its bluestone facade, decorative gabled roof line and traditional timber windows. Tucked behind a secure front fence with intercom to the pedestrian gate and remote control electric driveway gates, the house is framed by two mature weeping mulberry trees and low maintenance cottage gardens making this one pretty as a picture! Upon entry, the elegance continues with the polished timber floors spanning throughout the lounge room, providing a great space to relax and unwind. The open plan living and dining space is filled with natural sunlight, thanks to its Northeast facing windows that offer a beautiful outlook of the rear yard. The timber kitchen seamlessly blends traditional style with modern attributes. It features glass splashback, gas cooktop, oven, stainless steel rangehood, plenty of cupboard space and a breakfast bar making it perfect for preparing meals whilst entertaining. The main bedroom takes pride of place at the front of the home and offers a walk-in robe with access to the ensuite. Bedroom two features a built-in robe and the main bathroom includes a separate bath and shower, ample bench space, and cupboards for extra storage. The separate laundry is generous in size with plenty of cupboard space and direct access outside. Where this home really shines is the flexible space downstairs. Cleverly designed with two light wells and natural ventilation, while it has air conditioning this temperature controlled room has a consistent climate all year round. Measuring over 6m x 6m this is more than just one room and could become a 3rd bedroom/retreat, games/theatre room or even work from home with your own designated space away from the rest of the home. Step outside to your private courtyard providing an excellent space for entertaining with a pergola that allows you to enjoy gatherings with family and friends all year round. The Murraya hedging adds a soft touch and privacy around the courtyard. There is plenty of secure off-street parking for up to 3 cars with the electric driveway gates and a double carport. This city-fringe locale offers the ultimate lifestyle right on the doorstep of the stunning Adelaide Parklands with the Marshmallow Playground, Himeji Gardens and Victoria Park just across the road. A short commute to the CBD via public transport and access to vibrant shopping scenes, trendy cafes and fine dining on Glen Osmond Road. Close proximity to stellar schools including Pulteney Grammar, Parkside Primary School, St Raphael's, Saint Spyridon College and zoned to the worldwide reputable Glenunga International High School known for its excellence. Property Details: Council: City of Unley Land Size: 302sqm House Size: 184sqm Year Built: 2006 The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. For further information please contact Jarad Henry or Trinity Egglestone. Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 182909