

**9 Mottistone Court, Oakden, SA 5086**



**House For Sale**

Tuesday, 28 May 2024

9 Mottistone Court, Oakden, SA 5086

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



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## Auction On-Site Saturday 15th June 11:30AM

This beautiful brick-veneer property nestled in a whisper-quiet, residents' only pocket of Oakden blends lovely contemporary charm with modern functionality, while also claiming stellar lifestyle location appeal for families of all ages as picturesque parks and reserves, an abundance of public and private schools on offer, as well as bustling shopping precincts lie right at your fingertips. With neighbourly vibes, well maintained homes and pristine streets setting a welcome standard as you come and go from your new address, this oh-so-sweet abode - primed for young couples eager for room to grow as much as established families keen to plant their feet - captures all of your needs and wants with ease. From the character-inspired street frontage, private entry that steps through a plush-carpeted formal lounge ready to see cosy nights and weekend movie marathons, before the open-plan living, dining and kitchen blooms into purpose. Prepare to cook with company and socialise as you serve in this spacious foodie's zone that has all the room for helping hands, while more importantly lets you keep both a close eye on the kids doing their homework or entertain friends while you whip-up delicious dinners for fun-filled get-togethers. This lovely, light-filled open space also enjoys wide windows with views straight into the sunny side yard where lush lawns will have the kids or family pooch playing aplenty, while a rear glass slider offers effortless alfresco flow to a neat backyard framed in high fencing, garden beds ready for planting, and just the spot to savour morning coffee routines and summer season dining. Modern footprint familiarity sees 3 spacious bedrooms, all enjoying built-in or walk-in wardrobes, the master featuring private ensuite, while bedrooms 1 and 2 thoughtfully bookend the bright and airy contemporary bathroom that sees separate shower and relaxing bath, as well as separate WC and powder for added family convenience. With no need to lift a finger, any updating would be completely complementary and at your own agenda. Comfortable, spacious, and moments from the vibrant Gilles Plains Shopping Centre, as well as North East Road teeming with businesses and amenities - securing your place in the thriving central north-east should need no more persuading. FEATURES WE LOVE\* Beautiful open-plan entertaining potential as the family, dining and spacious kitchen combine for one superb social hub\* Separate formal lounge for more great space to relax and unwind with the kids, as well as host friends for fun weekend get-togethers\* Open and airy modern contemporary foodie's zone with plenty of room for helping hands, great bench top space, abundant cabinetry, and just a comfortable conversation to friends or family under the alfresco\* Lovely master bedroom featuring ceiling fan, WIR and private ensuite\* 2 additional ample-sized bedrooms, both with handy BIRs\* Central contemporary bathroom featuring separate shower and bath, as well as separate WC\* Family-friendly laundry with storage, and zone ducted AC throughout for year-round comfort\* Delightful outdoor entertaining area, as well as sunbathed side yard with lush lawn\* Character-inspired frontage and double garage with dual roller doors LOCATION\* A short stroll to local parks and playgrounds, including the hugely popular Roy Amer Reserve and Lakeside Café\* Close to handy public transport options, along with a range of public and private schooling options, such as Avenues College, St Paul's College, as well as Cedar College all nearby\* Around the corner from Gilles Plains Shopping Centre for all your daily essentials, and a raft of cafés, tasty takeaway shops dotted along North East Road\* Only 10km from Adelaide CBD Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Port Adelaide Enfield Zone | GN - General Neighbourhood Land | 480sqm (Approx.) House | 192sqm (Approx.) Built | 2000 Council Rates | \$TBC pa Water | \$TBC pa