

9 Oakfield Avenue, Clarence Park, SA 5034

**NOAKES
NICKOLAS**

Sold House

Tuesday, 26 December 2023

9 Oakfield Avenue, Clarence Park, SA 5034

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 727 m2

Type: House



Sam George
0400260066



Zac Watts
0448217726

Contact agent

Presenting with timeless street charm and contemporary finishes, this beautifully maintained and carefully updated mid-20's bungalow seamlessly fuses old and new to create a dream family home in Clarence Park. Offering three or four double bedrooms, two or three living spaces, 2.5 bathrooms and a dedicated office across the home and studio, this versatile property of some 727m² is ready to satisfy a variety of life's stages on jacaranda-lined Oakfield Avenue. Set in the heart of the Clarence Park community beside the Fairmont Tennis Club and C.F. Page Memorial Park, enjoy a wonderful collection of outdoor spaces within a friendly residential area. Behind secure fencing, follow the stone path to a charming west-facing verandah, an excellent spot to pause for an afternoon cuppa. Enter between polished timber floors and 3.3m high ceilings to take in a striking leadlight skylight and the warmth of original timber door and window frames. Lining the wide central hall you'll find three double bedrooms and a living room, or four bedrooms for larger families. Bright and airy, and featuring decorative details such as picture rails, ornate cornicing, fireplaces and large windows, they also include built-in robes. Respectfully maintained, the family bathroom includes a claw-footed freestanding bathtub, a semi-frameless shower, character vanity and toilet, and feature floor tiles, with a second toilet further along. Cleverly opened up to maintain the original timber kitchen, the open plan living expands over easy-care tiles. The spacious kitchen boasts plenty of granite benchtops, stainless steel appliances including a gas cooktop, rangehood and dishwasher. A wall of glass sliding doors connecting you to the paved entertainer's verandah beyond that helps you to visualise how easy entertaining at home will be. With plenty of lawn for the kids and pets, and hardy established greenery, there's little to do but kick back and relax. Finally, to the rear, a modern shed/studio with a verandah offers more room for recreation or an independent quarters for spreading out large families. Including a lovely deck, a home office with built-in cupboards, and another bathroom and laundry. Generous in scale and maintaining quality throughout, this stylish and comfortable home is ready to offer you a new lease on life in Clarence Park. Seconds to local hotspots Our Boy Roy and Goodlife Health Clubs and a short drive to Winston Avenue and Goodwood Road cafes, a cosmopolitan lifestyle is yours for the taking, while a bevy of public transport options and quality nearby schools ensure convenience for all the family from Oakfield Avenue. More features to love:- Ducted evaporative cooling and gas heating plus ceiling fans- Carports for three cars and further off-street parking behind secure gates- Garden shed and irrigated rear garden- Gas hot water system- Zoned to Black Forest Primary, Adelaide High School and Botanic High School, walking distance to Cabra Dominican College and within the catchment area for Clarence Park Community Kindergarten- Moments to Clarence Park Railway Station and Norman Terrace tram stop- Just 2.8km to the Adelaide CBD

Land Size: 727sqm
Frontage: 16.45m
Year Built: 1925
Title: Torrens
Council: City of Unley
Council Rates: \$2112
PASA Water: \$246.89
PQES Levy: \$495.40
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