

**12c Exmoor Avenue, Oaklands Park, SA 5046**



**House For Sale**

Monday, 8 July 2024

12c Exmoor Avenue, Oaklands Park, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 238 m2**

**Type: House**



Sandy Robinson

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## Best Offers By 16th of July at 12.00pm

Proudly Presented by Sandy Robinson of Magain Real Estate. Built in 2016 and as pretty as a picture, this 2-bedroom, 2 toilet property is sure to please! Nestled at the back of four privately managed, community titled properties this spacious 2-bedroom home is positioned to maximise backyard space while not compromising on living space. A timber framed facade and nice dark brick accents create an inviting entrance. Through the secure screen door the large windows and sliding doors through to the living area have the space beaming with natural light. A well-appointed, modern bathroom offers a semi-frameless shower, vanity and toilet whilst a second separate toilet next to the bathroom is a welcomed addition for extra privacy. Carpeted bedrooms exude a sense of warmth, whilst built in robes in both rooms and a linen press between rooms allow for great storage. The ducted reverse cycle air-conditioning has two zones so you can direct your heating and cooling to your requirements. The kitchen is a bright lovely space to work in, with a Bosch oven and four burner gas cook tops opposite your large bench space. The perfect design, allowing for friends to sit and chat whilst you're cooking up your storm. Pets are no problem, a lock up garage with both internal and external access allow for several entry points to the home for your furry friends. The laundry has also been cleverly located at the back of the lock up garage saving on inside space but giving you direct access outside for drying. Location of this home is second to none, with all amenities at your fingertips. The Aquatic Centre, Marion Shopping Centre, Gyms and Oaklands Train-station are all a stone throw! Walk to one of the lovely parks or walking trails if you should desire, or if quiet time is more your thing, you can spend the day in your private backyard and not be disturbed. Inspection of this property is encouraged, let this serene piece of Oaklands Park become your new home. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 299713)