

**2D Kelmscott Street, Oaklands Park, SA 5046**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 3 July 2024

2D Kelmscott Street, Oaklands Park, SA 5046

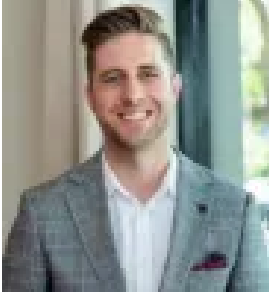
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 224 m2**

**Type: House**



Callan Eames  
0881663989



Toni Lamb  
0407737975

## Best Offers By 22/7 (USP)

Best Offers By Monday 22nd of July at 1pm (Unless Sold Prior). Set within the quiet no-through streets of Oaklands Park, this two-bedroom starter, downsizer or intelligent investment promises lock-up-and-leave lifestyle ease from a prime position adjacent every amenity of Westfield Marion. Sporting an extremely low-maintenance disposition from front to back, the tidy street frontage takes you through an equally well-kept interior that places an emphasis on both timeless style and contemporary creature comforts. Both carpeted bedrooms sit to the front of the footprint to enjoy the north-facing sunlight, whilst the main bathroom feels luxurious with its neutral colour palette and bathtub. Living and dining combine to forge a contemporary open plan hub, joined by a sleek kitchen that creates a stylish contrast between stainless-steel appliances, crisp white cabinetry and warm floating floors. Extending a substantial patch of lush lawn for pets to stretch their legs, you'll love spending spare moments out in the sunny courtyard with a hot coffee and good book, requiring minimal maintenance so your weekends remain carefree. Oaklands railway station rests just metres beyond your boundary to provide a brisk city connection, as do a string of cafés and restaurants including local favourites Bobby's café and Warradale Hotel. Further down the road, you've a long stretch of coastline to spend your free time brunching, lunching, or enjoying Esplanade walks and ocean swims. Promising nothing but lifestyle ease, you'll love settling into your new chapter in Oaklands Park. Even more to love:- North-facing street frontage- Side access to secure carport behind auto roller door- Built-in robes to master bedroom- Ducted R/C air conditioning- Zoned for Seaview High School- Proximity to Oaklands train station, SA Aquatic Centre, Christ the King School, Warradale & Darlington Primary- Less than 20-minutes to the CBD Land Size: 224sqm Year Built: 2014 Title: Community Titled Council: City of Marion Council Rates: \$1403 PASA Water: \$74.20 PQES Levy: \$130.10 PAC Community Fees: \$356 PQ 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.