

**39 Doreen Street, Oaklands Park, SA, 5046**

**House For Sale**

Friday, 27 September 2024

39 Doreen Street, Oaklands Park, SA, 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## A Great Opportunity on a Large 782 Square Meter Allotment

Discover a fantastic opportunity in the heart of Oaklands Park with this great two bedroom home sitting on a spacious 782 square meter allotment (approx). Offering a simple family and dining room, and an expansive backyard, this property appeals to a diverse range of buyers and is waiting for you to make it yours!

This property is within close proximity to a variety of quality schools such as Westminster School, Brighton Secondary School, Sacred Heart College and Sunrise Christian School. Conveniently you can do your weekly shopping at Westfield Marion, which offers an array dining and entertainment options and is only a short drive away. The home is positioned in an area close to many reserves and parks such as Oaklands Estate Reserve, Rajah Street Reserve and basketball court, Kenton Avenue Reserve and Hazelmere Reserve Dog Park, where you and your loved ones can easily embrace the outdoors and immerse yourself in nature.

- > As you enter the home, you'll notice the convenient dual access to both the family and dining areas. These connected rooms also offer direct access to the backyard, making indoor and outdoor entertaining effortless.
- > Both bedrooms are equipped with built-in robes and bedroom one also offers a ceiling fan.
- > The kitchen is equipped with a double sink, a gas cooktop, and ample cabinetry.
- > The expansive outdoor entertaining area and lawn gives you the opportunity to host family and friends throughout the year.
- > The main bathroom includes a shower and a vanity.
- > The laundry offers a built-in cupboard and an additional toilet.
- > Linen press positioned centrally within the home.
- > Parking is available for four vehicles.
- > Ducted cooling throughout.

This property is currently tenanted on a periodic lease agreement at \$360.00 per week.

### Details:

Certificate of Title | 6095 / 737

Title | Torrens Title

Year Built | 1955

Land Size | 782 sqm approx

Irregular Frontages | 14 / 4 meters approx

Cooktop | Gas

Council | City of Marion

Council Rates | \$490.02 pq

Water Rates | \$198.34 pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.