

3C Inverness Avenue, Oaklands Park, SA 5046



House For Sale

Saturday, 29 June 2024

3C Inverness Avenue, Oaklands Park, SA 5046

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 376 m2

Type: House



Samuel Paton

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Auction (USP)

Welcome to 3C Inverness Avenue, Oaklands Park, a stylish and contemporary home offering both comfort and convenience in a prime location. This meticulously maintained residence boasts four spacious bedrooms, two living spaces, a secure garage with additional driveway parking, making it perfect for families of all sizes. The heart of the home is the large kitchen, equipped with a 900mm oven, gas cooktop, and an abundance of storage. The open-plan layout seamlessly integrates the dining and family areas, perfect for entertaining. The master bedroom is a serene retreat, complete with an ensuite and 2 generous sized built in robes. The additional three bedrooms are well-sized and also feature built-in robes, offering ample storage. Both bathrooms are elegantly designed with high-quality fixtures and fittings, with the main bathroom featuring a bathtub and separate shower. Step outside to the alfresco area, ideal for hosting summer barbecues or enjoying a quiet morning coffee. The low-maintenance backyard ensures you spend more time relaxing and less time on upkeep. Additional features include gas hot water, two living spaces, and laundry with external access. Situated in a prime location, this property offers easy access to a wealth of amenities. Westfield Marion is just a stone's throw away for all your shopping needs, while Oaklands Railway Station provides direct access to the CBD. Spend your weekends at the picturesque Brighton Beach or explore the vibrant Jetty Road precinct, home to an array of cafes, restaurants, and boutique shops. Education options are plentiful, with Flinders University and Medical Centre nearby, zoning for Seaview High School, and access to other prestigious schools like Westminster School and Sacred Heart College. For those who enjoy the outdoors, Oaklands Reserve is within close proximity, offering green spaces for picnics, walking trails, and playgrounds. The convenience of this location, combined with the modern comforts of the home, make it an exceptional opportunity for those seeking a high-quality lifestyle in Oaklands Park.

What we Love:

- Prime location in Oaklands Park
- Secure garage with additional driveway parking
- Ducted heating and cooling to ensure year-round comfort
- Two living spaces
- Large kitchen with 900mm oven, gas cooktop, and ample storage
- Open-plan layout integrating dining and family areas
- Master bedroom with ensuite and two built-in robes
- Three additional well-sized bedrooms with built-in robes
- Main bathroom with bathtub and separate shower
- Alfresco area for entertaining
- Low-maintenance backyard
- Ceiling fans throughout
- Gas hot water
- Modern finishes throughout the home
- Meticulously maintained front garden
- Proximity to Westfield Marion and Oaklands Railway Station
- Close to Brighton Beach and Jetty Road precinct
- Nearby Flinders University and Medical Centre
- Zoned for Seaview High School and access to prestigious schools like Westminster School and Sacred Heart College
- Close to Oaklands Reserve with green spaces, walking trails, and playgrounds

Specifications
Title: Torrens
Year built: 2017
Land size: 376 sqm (approx.)
ESL: \$347.65 per annum
Council rates: \$2,010.97 per annum
Hot water: Gas
Heating & cooling: Ducted reverse cycle air conditioning
Auction: Saturday, 20th July 2024 at 2.00pm (unless sold prior)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.