

**50 Oaklands Road, Somerton Park, SA, 5044**

NOAKES  
NICKOLAS

**House For Sale**

Saturday, 10 August 2024

50 Oaklands Road, Somerton Park, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Contemporary Charm in Somerton Park: The Benchmark of Modern Living.

Best Offers By Monday 26th of August at 1pm (Unless Sold Prior).

Price Guide to be Released Wednesday 14th of August.

Sitting in desirable Somerton Park, these two ultra-modern homes are a testament to quality design, offering the perfect sanctuary for families, first home buyers, and those seeking to right-size their lifestyle.

The household exhibits an alluring curb appeal, boasting a trendy rendered facade that blends seamlessly with its tightly-held suburb. Split over two levels, its design reveals multiple living zones, all enhanced by large windows that invite a plethora of natural light. The lower level combines open-plan living with stunning timber floors, progressing to plush carpeting upstairs for a comfortable and warm appeal.

At the heart of the home, a state-of-the-art kitchen takes centre stage with a functional island, robust stone benchtops, and an array of brand-new stainless appliances, including a gas cooktop and dishwasher. Adjacent to this culinary haven, a fully tiled bathroom exudes modern aesthetics further highlighted by the home's overall refined style.

Stepping outside, an entertainer's pergola awaits, perfect for hosting family and friends or simply enjoying the tranquillity of the outdoors. Moreover, they are just a stroll away from Plunge Recovery, Good Day Cafe, Sacred Heart College, and the Stanley Street Reserve Playground, adding convenience to its host of impressive features.

More to love:

- Ducted R/C
- Double garage with further off-street parking for two additional cars
- Built-in robes and walk-in robe in the master bedroom
- Separate laundry with instant gas hot water
- NBN connectivity
- 1x 3000L Rainwater tank
- Zoned to Paringa Park Primary School and Brighton Secondary School

This Somerton Park gem promises a harmonious blend of style, comfort, and convenience, ready for you to make it your own.

Land Size: 260sqm

Frontage: 9m

Year Built: 2024

Title: Torrens

Council: City of Holdfast Bay

Council Rates: TBA

SA Water: TBA

ES Levy: TBA

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.