

**7 Chatswood Court, Oakden, SA, 5086**

**Boffo**

**House For Sale**

Wednesday, 14 August 2024

7 Chatswood Court, Oakden, SA, 5086

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Fadi Oudih  
0882697711



Surinder Singh

## Charming Family Home!

This freshly painted four-bedroom family home is perfectly positioned in the cul-de-sac and family-oriented suburb of Oakden. Beautifully presented, flexible floor plan with multiple living areas paired with an abundance of natural light and a neutral colour scheme displaying exquisite modern-day elegance.

Be greeted by a welcoming facade that sets the tone as you enter, leading you directly into the rear of the home, offering a light filled open-plan family, kitchen and meals area. The meals area with bay window overlooking the charming backyard. Bring your culinary dreams to life in the kitchen with gas cooktop, sweeping bench spaces and ample storage. Cooking will be a joy with views over the open-plan family and dining room, or you can make your way out to the backyard and enjoy the sunshine.

The generous proportions continue into the bedrooms including the master suite with a walk-in robe and two-way main bathroom and a stunning bay window, allowing plenty of natural light. All four bedrooms are of good size accompanied with the main 2-way bathroom. Additionally, there's a formal lounge room, offering an elegant setting for more intimate gatherings. Outside offers an easy-to-care backyard with extensive under covered entertaining area, making this a perfect space for evenings spent with family and friends in the warmer months.

Completing the layout is a practical laundry and a double garage with internal access and external access to the rear yard. This home must be seen to truly be appreciated!

Features that make this home special:

- Main bedroom with stunning bay window for ample natural light plus a large walk-in robe and direct access to the main bathroom
- Three additional good-sized bedrooms
- Separate formal lounge with sliding door access to outdoor, perfect for hosting guests
- Spacious and light-filled open plan kitchen family and meals area, with sliding door leading seamlessly through to the rear yard
- Well-appointed kitchen complete with gas cooktop, Bosch dishwasher and ample cupboard and bench space
- Renovated main bathroom with bath, separate shower + separate toilet + separate vanity
- Practical laundry with external access through sliding door
- New undercover entertaining area with gable pitched verandah and ceiling fans
- Low maintenance gardens with garden shed and room for kids and pets to play
- Double garage with auto panel lift doors, internal access and external access to the rear yard

Additional features:

- Freshly painted
- Roller shutters to front bedroom windows
- Sparkling floor tiles in living areas and lush carpet in all bedrooms
- Ducted reverse cycle air conditioning throughout
- New security screens to all sliding doors and front door
- Security camera system
- 8kW solar system
- Provision for irrigation system

Perfectly located close by to the parks, walking trails and lakes of Harry Wierda Reserve and Roy Amer Reserve. Situated in close proximity to Lightsview Shopping Centre and Gilles Plains Shopping Centre. Located nearby to a variety of schools including Cedar College. Convenient public transport options are also within easy reach. All this and only 12kms (approximately) to the Adelaide CBD.

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any

guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174