

# Lot 71 Oakden Avenue, Oakden, SA 5086

## House For Sale

Monday, 6 November 2023

Lot 71 Oakden Avenue, Oakden, SA 5086

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



Tim Nottle  
0484957185



Bradford Homes  
0883766555

**\$898,420**

Opportunity to build a new home with Bradford Homes by Scott Salisbury. This house and land package is designed to fit perfectly on a narrow block without sacrificing any of the comforts you deserve. The upstairs bedrooms free up space for the double garage located at the front of the home, a great example of the versatility you need to accommodate your busy lifestyle. Be quick and secure your family's future now. This Modern Contemporary two-storey home is spacious and imposing, with the floor-to-ceiling windows to the façade emphasizing on bringing the outdoors in. Consisting of three-bedrooms and two-bathrooms, this home makes the most of natural light. You will love the main Family room with access to the alfresco and rear garden. An expansive master suite features an ensuite and withal bedrooms feature full height mirror finish built in robes. Key features of the home include; \* 2.7m high ceilings to both levels \* Timber flooring to the lower level and carpet to the upper level \* LED Downlights \* Ducted reverse cycle air conditioning \* Generous site works and footing allowance \* Built-in Robes to all bedrooms \* Overhead cupboards to kitchen with canopy and/or built in rangehood \* Automatic panel lift door \* Smeg integrated appliances \* Façade as pictured \* R2.5 external wall insulation \* R5.0 ceiling insulation including garage \* Generous allowance for 6.6kw Solar system Oakden Rise is the new epicenter of excellent living, close to everything. This dynamic new community, located just 9 km from Adelaide's CBD, is being developed as a place where happiness is encouraged by the parks, streetscapes, and fantastic amenities of Club Oakden Rise. Roy Amer Reserve's lakes and walking trails are just a short stroll away. Located close to Gilles Plains Shopping Center and Northgate Shopping Center, close to several schools, such as Tafe SA, St. Paul's, and Cedar College. At Bradford Homes, where we believe in making dream homes a reality! Our home design is just the starting point for you to create the home of your dreams. We understand that everyone has unique needs and preferences and that's why we're committed to working with you every step of the way to ensure that your dream home meets all your expectations. Visit one of our stunning display homes locations open Monday, Wednesday and Weekends 12-5pm and start planning your new home with one of Adelaide's most reputable builders. So why wait? Contact us today and let's start building your dream home together! **DISCLAIMER :** •The Builder reserves the right to alter the price without notice, prior to a formal building contract being entered into. •This design is subject to final approvals and where applicable developer encumbrance approval, and additional conditions may apply. •All photos and images are for illustrative purposes only and may depict upgrade options available from the Builder for an additional cost such as, but not limited to, lighting, window furnishings, landscaping, driveway, paving and timber windows. •The price nominated also excludes features not supplied by the Builder such as landscaping, retaining, fencing, external concreting, stormwater, solar and decking. These items could be considered at the time of quotation depending on Builder availabilities and only at the discretion of the Builder •Any further alterations and / or upgrades to the design will incur additional fees and / or charges. •The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. •Please consult with the nominated Sales Consultant for further information and detailed pricing. All plans relating to this proposal remain the exclusive property of the Scott Salisbury Group and reproduction of the whole or any part of these drawings without written permission is strictly prohibited under copyright laws.