

# 2/19 Peppertree Grove, Oaklands Park, SA 5046



## Unit For Sale

Thursday, 4 July 2024

2/19 Peppertree Grove, Oaklands Park, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Neil Wilson  
1300915404

## **Best Offer before 17th July 2024 - Guide \$575,000**

Please call to arrange your viewing time. Set within a well maintained strata unit group of both single and double storey townhouses, this 1990 built home is a fantastic opportunity to secure a very spacious homette in this well located suburb. Featuring two bedrooms, both are equipped with ceiling fans and sliding door built in wardrobes, with the bonus feature of the master having direct access to the main bathroom giving you all the benefits of an ensuite bathroom. The open plan living space give you plenty of choice in deciding where to place your lounge room and dining furniture and is conveniently situated adjacent the kitchen which doesn't encroach into this area. Outside, you will find a lovely undercover entrance area set behind a secure roller door (automated) and adjacent entrance gate. This area not only provides plenty of space for a vehicle but also provides additional area for an outdoor table setting if you choose. From the living area, you can step outside into the private rear courtyard, which is fully paved and features a garden bed area and storage/toolshed. Features include: Ducted evaporative air-conditioning (modern system) Gas space heater in the living space Dishwasher Electric cook top Wall oven and grill Water Filter tap Gas Instant Hot Water Service Ready to move in and enjoy, make this your new home or investment! Council Rates for the 2023/2024 financial year with City of Marion - \$1182.25 Strata Management Fees quarterly : \$216.00 SA Water quarterly : \$288.56