

Oakden, 28 Benthall Avenue

Sold by Albee Liang

Albee Liang at LJ Hooker Adelaide Metro is delighted to introduce this spacious two-story, 5-bedroom residence in Oakden. Offering a versatile floor plan spanning over 275m², this home boasts four distinct living areas, making it perfect for a sizable family in search of private living spaces and offering the opportunity to have a formal lounge and dining area.

Upstairs, the expansive master bedroom offers ample space to create that perfect reading nook with the added convenience of a walk-in robe and ensuite. Bedrooms 2, 3 and 4 are generously sized and each include built-in robes. The upstairs lounge area is smartly positioned between the bedrooms and the family bathroom which features a spa bath.

Downstairs, you will find the option of a fifth bedroom complete with built-in



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

5 2 2

For Sale

Contact Agent

View

ljhooker.com.au/2B5ZFDZ

Contact

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LJ Hooker St Peters
(08) 8362 8008

robes. Providing an ideal space for a teenager or grandparents seeking independence and privacy. Alternatively, it can be utilised as a home office or a study. There is also a powder room with a convenient third toilet around the corner.

Don't let the exterior fool you; there is so much to discover inside. The formal lounge and dining area can easily be transformed into a home theatre, with the ideal space for a widescreen TV or projector.

The spacious, contemporary kitchen boasts stainless steel appliances including a dishwasher and overlooks your bay window dining area, offering a captivating view of the lush greenery in the backyard.

Adjacent to your open plan kitchen, this home offers two further living areas keeping the family connected while eagerly waiting for the delicious meals being prepared.

The generous outdoor covered entertaining area is perfect for hosting sizable family gatherings. The double garage is secure and features an automatic door with direct internal access. Additionally, offering convenient rear roller door access to the garden.

Features we love:

- * Torrens Titled home built in 2000
- * Open-plan kitchen with quality stainless appliances such as dishwasher, dual sink and built-in oven
- * Walk-in pantry with ample storage
- * Built-in wine rack
- * Spacious master bedroom with ensuite and large walk-in robe
- * Bedroom 2, 3 & 4 all with built-in robes
- * Home office/ 5th bedroom that could cater to a range of needs
- * Reverse cycle ducted air-conditioning system
- * Brand new carpet throughout
- * Two bathrooms upstairs & a powder room downstairs
- * Private low maintenance backyard with a fantastic outdoor undercover entertaining area
- * Automatic double garage with secure internal access
- * Eco-friendly rainwater tank that could reduce water bills and promote sustainability
- * 18 solar panels for low cost power
- * Large garden shed with power

Specifications:

Torrens Titled

CT / 5644 / 550

Council / Port Adelaide Enfield

Built / 2000

Land Size / 549sqm (approx.)

Estimated rental assessment: \$750-\$800 per week (written assessment can be provided upon request)



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Nestled in an ideal location adjacent to Hedge Row Reserve and in close proximity to Roy Amer Reserve's parks, cafes, walking trails and lakes. It's also conveniently situated near Northgate Shopping Centre and Gilles Plains Shopping Centre, with several schools nearby such as Gilles Plains Primary School and St. Paul's College. You'll have easy access to public transport options taking you into the heart of Adelaide CBD.

Appreciate the superb location, as this residence is an ideal choice for families, busy professionals, or investors seeking a high-quality property.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team to discuss our exclusive offer to landlords until the 31/12/23

** 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

** Photography is for illustration purposes only

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	2B5ZFDZ
Property Type	House
Land Area	549 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Remote Garage

Justin Li

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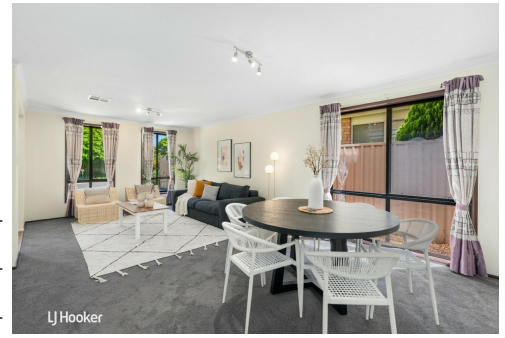
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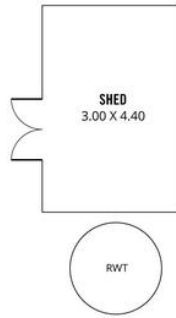
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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