

Oakden, 46 Bristol Terrace

"Second Chance Opportunity: Back On Market After Contract Failure"

Discover the perfect blend of comfort and style with this inviting 3-bedroom home presented by Andrew Rose of LJ Hooker. Nestled on a picturesque tree-lined street, this residence offers a serene escape while being conveniently located.

As you step inside, you'll be greeted by a well-thought-out and contemporary design that maximizes both space and functionality.

This residence boasts three spacious bedrooms, providing comfortable retreats for all family members. The two-way bathroom adds a touch of convenience and luxury, creating a harmonious balance between style and functionality.

The open plan layout seamlessly integrates the kitchen, living, and dining areas, creating a warm and inviting atmosphere for both daily living and entertaining.



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/650DFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



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.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Enjoy hassle-free parking with the inclusion of a single carport, contributing to the overall convenience of this delightful property. The home also boasts easily manageable gardens, requiring minimal maintenance —perfect for busy families or those seeking to downsize their outdoor upkeep.

Additional Features

- Solar Panels
- Fantastic Location
- Heating and cooling
- 3 Good sized Bedrooms
- Roller Shutters

Convenience takes center stage in this location, with an array of parks and reserves just a short stroll from your doorstep. The nearby Avenues College facilitates stress-free morning commutes with the children, and excellent public transport options enhance accessibility. Explore a range of local amenities along North East Road, including the bustling Gilles Plains Shopping Centre situated a few minutes away, catering to all your daily needs.

Please Note This home is currently tenanted for \$480 per week until April 2024

Don't miss the opportunity to make this delightful 3-bedroom home your own. Contact Andrew Rose of LJ Hooker today and experience the lifestyle that awaits you in this idyllic residence.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

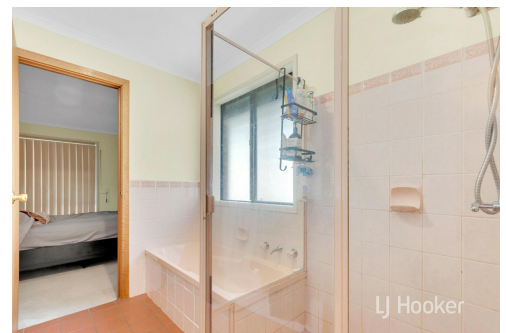
Property ID	650DFDC
Property Type	House
Land Area	300 m ²

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

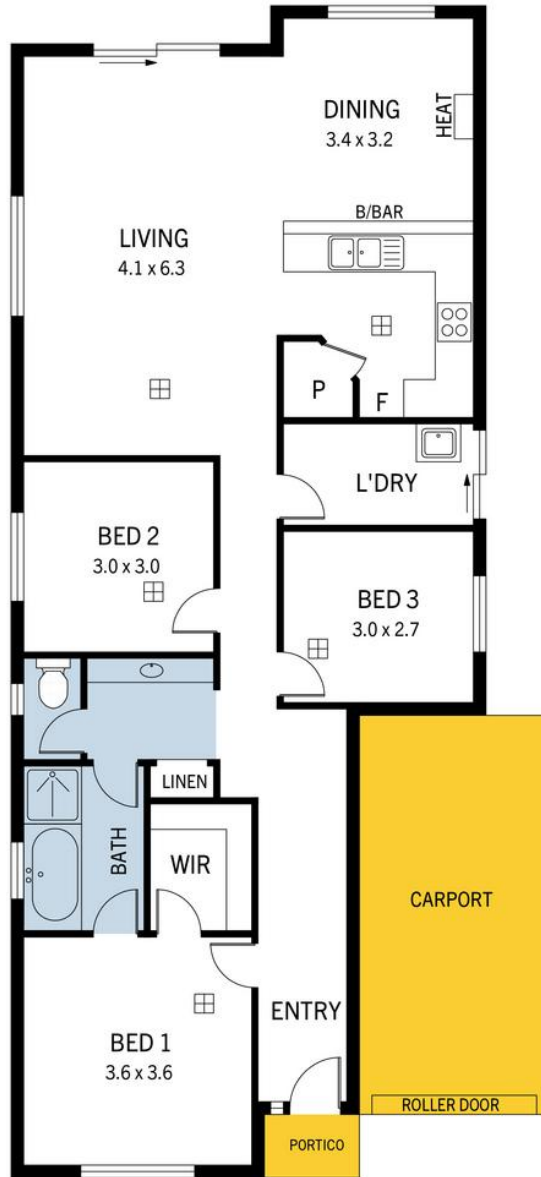
LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**



46 Bristol Terrace, Oakden

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	110m ²
Carport	19m ²
Exterior	02m ²
TOTAL	131m²