



5 Annesley Street, Oakden

## Live in comfort, love your location - CONTRACTED AT AUCTION

Auction Location: onsite

Embrace a life of sunshine and serenity. This charming 1994-built home sits in a quiet, leafy pocket, where the gentle rustle of trees sets a calm and welcoming tone. Just steps from a beautiful reserve with its well-known duck ponds, plus a park at the other end of the street, it's the perfect setting for morning walks, relaxed afternoons, and time spent connecting with nature.

Benefitting from a north-facing orientation, the home itself is set on approximately 465sqm block and is filled with beautiful natural light, creating a warm and welcoming atmosphere from the moment you enter.

Step inside to discover a practical and thoughtfully designed floorplan:

- The formal living area has been intelligently divided to create both a lounge for relaxing and a dedicated study nook-perfect for working from home or managing household affairs.

3 2 2

### FOR SALE

Sold by Janine Bergin LJ Hooker Kensington|Unley

### AGENTS

Janine Bergin  
0417 893 453  
jbergin@ljhkensingtonunley.com.au

Denise Yan  
0416 150 601  
dyan@ljhkensingtonunley.com.au

### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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.



- The heart of the home is the open-plan kitchen, dining, and second living areas - a space designed for connection and comfort. Prepare meals in the well-equipped kitchen without missing a moment of conversation with family or friends, or while keeping an eye on the kids. Enjoy your meal with a serene outlook over the lush garden and inviting outdoor entertaining area.
- Retreat to 3 spacious bedrooms, each fitted with a ceiling fan for year-round comfort. The master bedroom, privately positioned at the front of the home and separate from the children's rooms, features a walk-in robe and a stylish ensuite for your added convenience. Bedrooms 2 and 3 also have built in robes.

#### Created for Effortless Modern Living:

- Stay comfortable year-round with Mitsubishi ducted reverse-cycle air conditioning, supplemented by a split system in the formal living area.
- Host barbecues and create lasting memories under the gabled pergola in your backyard.
- Enjoy the ultimate convenience of a double garage with auto roller doors, plus an additional roller door at the rear providing easy access to the rear garden for trailer or small boat storage.
- Additional full height storage above the garage with large hatch for easy access.
- Garden shed complete with light and power.

#### A Location That Has It All:

This home isn't just about what's inside - it's about the lifestyle that comes with it. You are perfectly positioned within a short stroll or quick drive of everything you need:

- **Recreation:** With the ever popular duck ponds at Roy Amer Reserve at one end of the street and Bristol Terrace Reserve at the other, this no-through road offers a peaceful setting with an active lifestyle right at your doorstep. Enjoy walking trails, open green spaces, and the freedom to get outdoors whenever you choose.
- **Shopping & Dining:** With the Lakeside Cafe located at the end of the street you are just minutes away from your weekend coffee. Plenty of shopping centres and other local cafe strips are conveniently located in the area for your weekly groceries and retail therapy
- **Transport:** Easy access to major roads and public transport links simplifies commuting across Adelaide.

This is more than a house-it's a lifestyle. Simply move in and start enjoying your new home!

AUCTION: Friday 31 October at 12:30pm onsite

(\$895,000)

CT: Volume 5188 Folio 777

Council: Port Adelaide Enfield

Council Rates: \$1,573.10 per annum (approx.)

Water Rates: \$199.89 per quarter (approx.)

Land Size: 465 square metres (approx.)

Year Built: 1994 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//Devq5D6ZUM4n>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-  
(A) at the office of the agent 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.

## MORE DETAILS

Property ID	61GWFDJ
Property Type	House
House Size	236 m2
Land Area	465 m2
Including	Ensuite Study Air Conditioning Outdoor Entertaining Built-in-Robes

**Janine Bergin 0417 893 453**

Sales Consultant | [jbergin@ljhkensingtonunley.com.au](mailto:jbergin@ljhkensingtonunley.com.au)

**Denise Yan 0416 150 601**

Sales Associate | [dyan@ljhkensingtonunley.com.au](mailto:dyan@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) |

[reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)





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.

Produced by The Fotobase Group

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.

