






4 Oaklands Road, Somerton Park

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## This Property Will Impress!

Set on a generous 677sqm allotment, this beautifully presented 1950's home is sure to delight from the moment you arrive. Immaculate inside and out, it offers a wonderful blend of charm, comfort and practicality - the perfect family haven in sought after Somerton Park.

Step inside to discover warm timber flooring, a welcoming entrance foyer and a charming formal lounge complete with roller shutter, gorgeous open fireplace and feature bookcase - the ideal place to unwind. The spacious kitchen and dining area features slate flooring, electric cooktop, dishwasher and pantry, catering perfectly to family life.

The main bedroom offers built in robes, split system air conditioner and a ceiling fan, while bedrooms two and three also include a fan for year round comfort. Bedroom three, positioned at the rear, provides flexibility as a home office or study. The updated bathroom shines with modern fittings and fresh appeal.

A light filled family room with split system air conditioning opens through sliding doors to an impressive undercover entertaining area - the perfect spot for weekend gatherings overlooking beautifully manicured gardens. A large garage offers excellent storage, while

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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Debbie Mundy  
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### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

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**

there's ample off street parking for family and guests alike.

Located just 3 minutes from stunning Somerton Park Beach and only 6 minutes to Glenelg's vibrant shopping and entertainment precinct, this home delivers the best of coastal living with every convenience close by.

Make Somerton Park your new address - you'll be proud to call this one home!

To submit an offer on this property visit this link:

<https://prop.ps/QPDz2IJJMEPm>

Property Details:

Council: City of Holdfast Bay

Council Rates: \$1648.90pa

SA Water: \$210.63pq

House Size: 144sqm

Land Size: 677sqm

Year Built: 1950

Expected Rental Return: \$650pw

For further information please contact Jarad Henry or Debbie Mundy.

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RLA 182909

## MORE DETAILS

Property ID	Q83GW0
Property Type	House
House Size	144 m2
Land Area	677 m2

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant |

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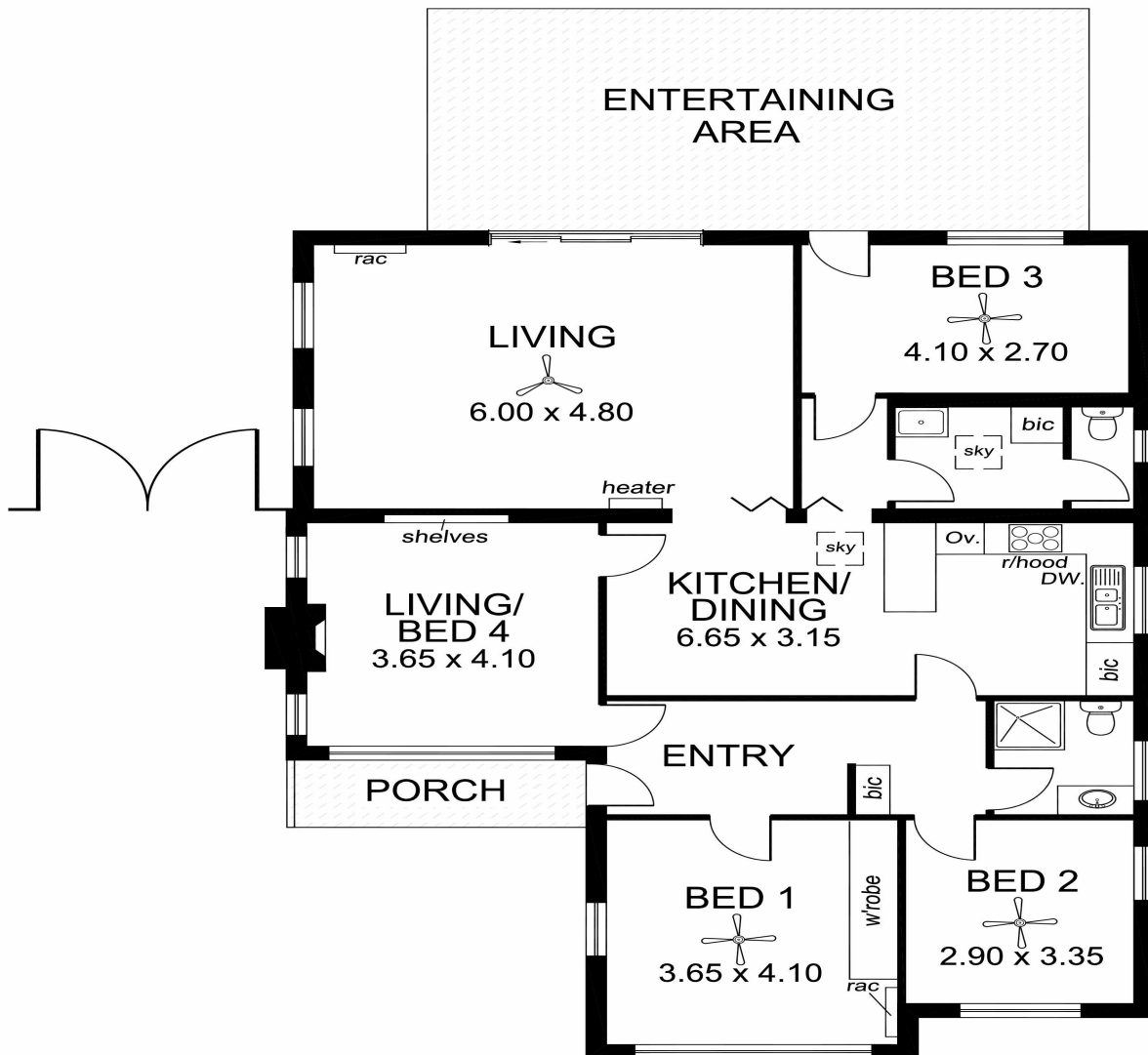
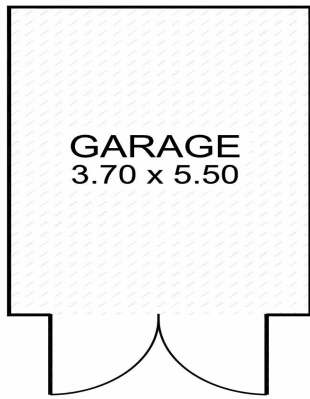
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<b>TOTAL AREA:</b>	144.51m <sup>2</sup> /15.53sqs
(Estimate only)	(incl. porch)

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