







Warradale, 135 Oaklands Road

Solid Brick Home on 696sqm Allotment Adjacent The Hazelmere Reserve

3 1 1

For Sale
Auction $795,000 Sat 22/6 @1pm

View
ljhooker.com.au/NRFGW0

Contact
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This charming 1950's solid brick home is the perfect option for those looking for their first home in this highly sought after and convenient location.

Situated on a generous allotment of 696sqm with an 18.28m frontage giving the options now or in the future to look at subdividing (subject to the necessary consents) or build your dream home to take in the glorious outlook of the Hazelmere Reserve which is directly opposite. The home currently consists of a formal lounge with polished timber floors that span through into each of the 3 bedrooms, the bathroom has an update in recent years as has the laminate kitchen with a stainless gas cooker added. There is ducted reverse cycle air conditioning and a gas hot water service. Off street parking is available with a drive through carport to a single iron garage. The front and back yards are a blank canvas for you to get creative with! There are some established fruit trees but still so much space to add some veggie gardens or extra shedding.

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This convenient location has everything you need just moments away including the Hazelmere Reserve which has a fully fenced dog park, Hamilton Reserve offers tennis/basketball courts and a playground, and local shops are all within walking distance. Just a short drive away is Somerton beach, Jetty Road Glenelg, Westfield Marion and the SA Aquatic Centre. There are bus and train stops also nearby.

This home will reward those that wish to renovate and add further value. Don't miss this wonderful opportunity!

Property Details:
Council: City of Marion
Council Rates: $1852.60pa
SA Water $726.60pa
Land Size: 696sqm
House Size: 102sqm
Year Built: 1958

For further information please contact Jarad Henry.

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The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Disclaimer: Neither the Agent nor the Vendor accept











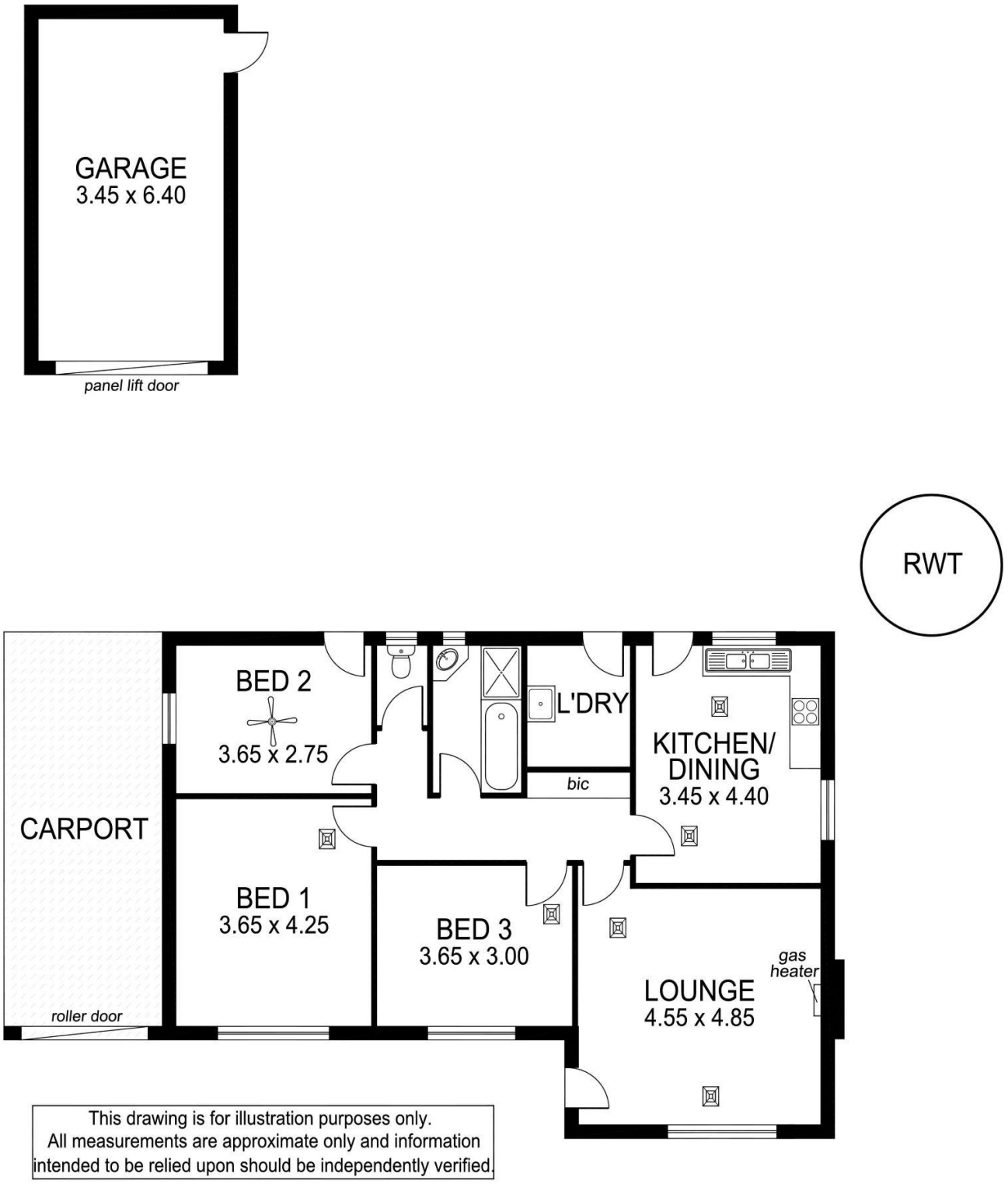
More About this Property

Property ID	NRFGW0
Property Type	House
Land Area	696 m²

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