

**50A Sir Ross Smith Boulevard, Oakden, SA, 5086**

**Boffo**

**Townhouse For Sale**

Wednesday, 20 November 2024

50A Sir Ross Smith Boulevard, Oakden, SA, 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Fadi Oudih



Surinder Singh

## Charming and Spacious Townhouse with Scenic Views

Perfectly located in the heart of Oakden along the lush, tree-lined Sir Ross Smith Boulevard, this light-filled residence offers the ideal lock-up-and-leave lifestyle. Appealing to young professionals, first-time buyers, and investors alike, this charming home is a solid investment opportunity with timeless appeal.

Spanning two thoughtfully designed levels, this secure, low-maintenance property impresses with its classic style and abundant natural light. From the inviting façade to the warm ambiance within, the neutral interior creates a welcoming atmosphere you'll love coming home to each day.

Upon entry, you're greeted by a cosy lounge perfect for relaxation, leading into the bright, open-plan dining area. At the heart of this space, the kitchen allows the home chef to stay connected while cooking. Sliding doors from the dining area open to an impressive courtyard, where entertaining is a breeze under the paved verandah.

Upstairs, all three bedrooms provide a peaceful retreat, including the spacious master with a private balcony and walk-in robe. The main bathroom is conveniently positioned for easy access from all bedrooms.

Facing Roy Amer Reserve, this two-story townhouse enjoys rear-lane access to a double carport. Move-in-ready, the home is close to popular dining spots, cafes, shops, and schools, with a local bus stop and supermarket nearby. Enjoy a quick stroll to the local café or easy access to major roads, placing you less than 11km from the Adelaide CBD.

Upper level comprising:

- Spacious master bedroom with walk-in robe and private balcony overlooking Roy Amer Reserve
- Generously sized bedrooms 2 and 3
- Well-appointed main bathroom with both bath and shower
- Built-in linen storage for added convenience
- Ducted evaporative air-conditioning

Lower level comprising:

- Bright lounge room with large windows inviting plenty of natural light
- Classic kitchen featuring a dishwasher, gas cooktop, oven, and ample storage space
- Sunlit meals area that opens effortlessly to the rear courtyard
- Under stairs study nook
- Laundry area with a convenient second toilet
- Expansive outdoor entertaining area with a pergola and low-maintenance garden
- Garden shed for extra storage
- Split system air-conditioning in dining area
- Freshly painted
- Double carport with roller door access via a private lane for added ease and security

Perfectly located close by to the parks, walking trails and lakes of Roy Amer Reserve and Lakeside Cafe. Situated in close proximity to Northgate Shopping Centre and Gilles Plains Shopping Centre. Located nearby to a variety of schools including Cedar College. Convenient public transport options are also within easy reach. All this and only 11kms (approximately) to the Adelaide CBD.

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