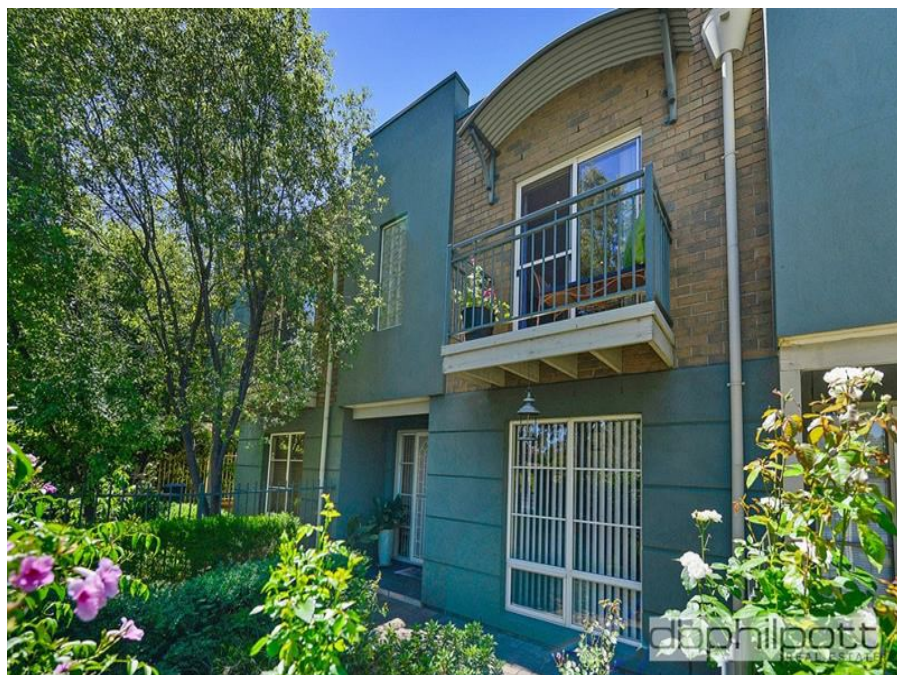


**40 Sir Ross Smith Bvd, Oakden, SA 5086****Sold - \$405,000**House 3  1  2 

## SURE TO PLEASE – A SUPERB OFFERING

This outstanding town house is truly a pleasure to offer. The property was built in 2001 but has been tastefully upgraded and has a plethora of outstanding features.

Situated directly opposite a wet land reserve and adjacent the Lakeside Café this property is all about lifestyle. The home offers ducted reverse cycle air-conditioning which will make for easy summer living and a snugly warm winter. The pitched roof alfresco paved entertaining area will prove to be ideal to hold the family BBQ or to entertain friends this summer, perhaps even an ideal place to grab a book and a glass of wine.

The kitchen is near new with glass splashback, stainless steel appliances and soft close doors. Working in a kitchen as good as this makes cooking a breeze. The kitchen flows through the dine and out onto the outdoor area - you will never be far from your guest's conversation. Downstairs is also the formal living which looks onto the lake.

Upstairs the property boasts three bedrooms, the master with built in robe and balcony. The master and its balcony take in lake views. There is also a stunning two way bathroom (plus the second toilet downstairs). Bedrooms two and three both have BIRs. Bedroom three also has a concealed Tilt Bed!

What more can we say manicured gardens, outstanding views, close to transport and shopping plus a double carport/garage with auto door. This is absolutely a superb offering!

The suburb speaks for itself the house will not disappoint be quick this should appeal to a range of buyers.

For all enquiries please call David or Beverley Philpott on 8343 5600.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents. DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442

### Listed By

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Floorplan

