

12A Mattson Avenue, Warradale, SA 5046

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 7 January 2025

12A Mattson Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 285 m2

Type: House



Matthew Anand



Lachlan Edwards
0468618952

Best Offers By 28/1 (USP)

Best Offers By 28/1 at 5pm - Unless Sold Prior
Flawlessly fusing coastal convenience with modern style, this meticulously built three-bedroom residence offers an unrivalled lifestyle filled to the brim with Westfield Marion amenities, coastal cafés and an easy city reach from the nearby train-line. From its faultless interior footprint that stretches from a generous master with couple's ensuite and walk-in robe, right through to an open plan hub that encourages you to unwind and spread out, the home exudes timeless design and quality throughout. Warm timber tones offset the sleek waterfall stone and Smeg stainless-steel appliances of the refined kitchen, ensuring there's both plenty of sophisticated space for storage, dinner prep and gathering around the island bench for pre-dinner drinks. From the perfect undercover entertaining area for adults, lush stretch of grass for pets and popular Brighton Primary and Secondary School zoning for kids – this coastal class-act promises to please all. Features • Secure garage with internal access • Built-in robes to bedrooms 2 & 3 • Fully tiled bathrooms • Freestanding bathtub • Separate powder room • Stone benchtops • Ducted R/C air conditioning Lifestyle • Footsteps from bus & train, Westfield Marion & SA Aquatic Centre • 5-minutes from Brighton Beach • Zoned for popular Brighton Primary & Secondary, proximity to McAuley Community & Sacred Heart College • Just 20-minutes from the CBD Rates • Council \$1883PA • SA Water \$250PQ • ES Levy \$157PA • City of Marion • Torrens Title • Built 2018 Disclaimer at noakesnickolas.com.au | RLA 315571