

158b Brighton Road, Somerton Park, SA 5044

House For Sale

Thursday, 9 May 2024

HARRIS

158b Brighton Road, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 299 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$800k-\$880k

Best Offers By 10am Tuesday 28th May 2024 (unless sold prior) Lovingly held by just one owner for the past 20 years, this three-bedroom home has been kept to an impeccable standard and is now yours to enjoy... Privately and quietly set back from Brighton Road, the residence offers both an unexpected amount of space and effortless disposition, promoting a carefree lifestyle for a vast range of buyers – especially those looking for proximity to exceptional schooling and the sands of Somerton Esplanade. Open plan living grants a spacious welcome to the light-filled footprint, combining a spotless kitchen, dining zone, the first of two living areas and sliding door access to a low-maintenance courtyard. Three bedrooms each boasting built-in robes and a main bathroom with corner spa bath privately connect at the end of the corridor, whilst the master deservedly enjoys access to its own ensuite. Zoned for both Paringa Park Primary and Brighton Secondary, whilst located moments from Sacred Heart College, St. Peter's Woodlands and Immanuel - coveted schooling is another notch in this wonderful home's belt. Without any maintenance weighing down your spare time – weekends are free to explore the many cafés and reserves waiting just outside your front door, whilst the Somerton Park coastline and Jetty Road mecca have you covered for summer swims, fine dining, cinema sessions, shopping amenities and so much more... Even more to love:

- 15-minute walk to Somerton Esplanade
- Coveted rear position
- Secure double garage and off street parking for an additional 2 cars
- Dual living zones
- Daikin ducted & zoned R/C air conditioning
- Monitored alarm
- Irrigated garden bed
- Security screens, block out blinds & awnings to windows
- Ample storage throughout
- Bus stop on your doorstep
- Footsteps to city-to-bay tramline, Jetty Road & The Broadway
- Proximity to Brighton Central, Westfield Marion, Flinders Uni & Hospital

Specifications: CT / 5901/248 Council / Holdfast Bay Zoning / HDN Built / 2004 Land / 299m² (approx) Council Rates / \$1,153.00pa Community Rates / \$180pa Community Manager / Self Managed Emergency Services Levy / \$136.15pa SA Water / \$161.70pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Paringa Park P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary College

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409