

**17A Comley Street, Brighton, SA, 5048**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 31 December 2024

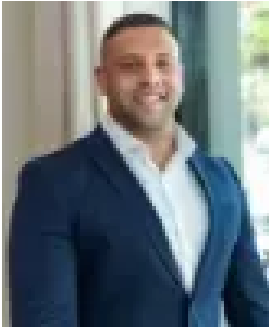
17A Comley Street, Brighton, SA, 5048

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jorden Tresidder  
0881663989

## A coastal Brighton beach sanctuary.

Positioned within a sought-after pocket of beachside Brighton, this c2023 Weeks build emanates its first-class construction and seaside proximity with a chic coastal design to match.

Filled with light, earthy tones and quality fittings at every turn, the lower-level welcomes with first of two master suites, featuring a built-in robe and ensuite for parent, guest or growing teen convenience.

Easy-care tiles unite living and dining with a hi-spec and flawless kitchen that exhibits sleek sophistication alongside stone benchtops and rustic red-brick feature wall, before integrating to a large backyard with plenty of lush lawn to keep every family member and beloved pet happy.

A quick tiptoe upstairs and you'll find a generational level that can be configured to suit all family dynamics - formed by that second master suite, two additional bedrooms and bathrooms, plus a valuable home office.

Just footsteps from Brighton beach, Jetty Road, local shops, stellar schooling and multiple modes of transport you're set for a fulfilling life across all seasons on Comley Street.

### Features

- Secure double garage with internal access
- Fisher & Paykel stainless-steel appliances
- Four bedrooms, including two master suites
- Three bathrooms, luxe bath to main
- Home office
- Stone benchtops
- Ducted air conditioning
- Convenient laundry chute
- Irrigated front & rear gardens

### Lifestyle

- Short walk to Brighton beach, Jetty Road & local shops
- Footsteps from bus stop & railway station
- Moments from Westfield Marion, Sa Aquatic & Leisure Centre and
- Zoned for popular Seaview High
- Proximity to McAuley Community, Stella Maris Parish, Sacred Heart College, Darlington & Seaview Downs Primary
- Just 20-minutes from the CBD

### Rates

- Council \$2300PA
- SA Water \$300PQ
- ES Levy \$PA
- City of Holdfast Bay
- Torrens Title
- 2023

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