

**22B Bells Rd, Somerton Park, SA, 5044**

**House For Sale**

Sunday, 3 November 2024



22B Bells Rd, Somerton Park, SA, 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Bosco



Josie Bosco

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## Contemporary Style and Elegance

AAA Property Management & Sales are proud to present to you 22B Bells Road Somerton Park.

This stunning modern home showcases exceptional contemporary style and elegance in the highly coveted suburb of Somerton Park. Nestled at the end of a quiet cul-de-sac, this community title property offers a unique opportunity for discerning buyers seeking a pristine residence.

Constructed by AREA of the Scott Salisbury Group in 2017, the home features a sleek design complemented by high-end finishes throughout, all three bedrooms are conveniently located on the ground floor, including a spacious master suite complete with a walk-in robe and ensuite, while the additional two generously sized bedrooms include built-in robes.

The centerpiece of the home is a bright, open-plan living area with approximately 2.17m ceilings, seamlessly connecting to the modern kitchen and dining space. The kitchen features a stylish blend of white and timber cabinetry, stainless steel appliances, and ample storage, making it ideal for cooking and entertaining. The living area also opens up to an under-roof entertaining space and a low-maintenance garden.

Upstairs, a second living area or media room serves as a perfect retreat for relaxation or a convenient home office.

Additional features include:

- Daikin reverse-cycle air conditioning with five separate zones
- Single garage with roller doors at both the front and rear, plus direct internal access
- Separate laundry
- Large understairs storage
- Plantation shutters in the main bedroom, WIR, and second bedroom
- Ceiling fans in the main and second bedrooms
- Security screens on both the front door and rear sliding door
- LED downlights
- Water tank plumbed to the toilets
- 6kW solar panels

Located just 2km from the beach, as well as local cafes, restaurants, and shops, this property embodies the ultimate coastal lifestyle.

Don't miss out on the opportunity to secure this beautiful home in one of Adelaide's most desirable suburbs!

Currently tenanted till the 16th of January 2025 for \$750.00 per week with great tenants.

CT: Volume 6166 Folio 940  
Council: Holdfast Bay Council  
Council Rates: TBA  
Water Rates: \$300.26 per quarter (approx)  
Body Corporate Levy: \$286 per quarter (approx)  
Land Size: 327sqm (approx)  
Year Built: 2016 (approx)

RLA:280584