

2A Northbrook Avenue, Forestville, SA, 5035

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 13 November 2024

2A Northbrook Avenue, Forestville, SA, 5035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Alicia Nickolas
0434391417

Energy Efficiency & Lifestyle Elevation on the City-Fringe.

Best Offers By 25/11 at 10am - Unless Sold Prior

Quality built c2021 by Bradford Homes an award-winning subsidiary of renowned Scott Salisbury to bring style and contemporary luxe to the cosmopolitan city fringe, this three-bedroom residence is simultaneously ready to simplify and elevate your lifestyle.

At its heart, open plan living is filled with a natural warmth stemming from an ambient fireplace and Velux skylight above, allowing you to comfortably entertain year-round from the Smeg-appointed kitchen right through to the enclosable alfresco.

Energy efficient to its core and low in maintenance requirements, it's never been more important to free up your hip pocket and weekend schedule with the spoils of Goodwood, Unley and King William Roads at your beck and call.

Keep your car locked up in the secure garage and work from your home office, or grab a coffee from Dear Daisy on the way to your morning tram commute; fill your fridge full of fresh Farmers Markets produce, get your morning laps in at Unley Pool, catch a classic at Capri Theatre and say goodbye to the work week at Good Gilbert you're spoilt for choice in both chic style and spare time from Forestville.

Features

- ☑ Secure garage with internal access
- ☑ Exposed aggregate driveway & paths
- ☑ Master with walk-in robe & ensuite
- ☑ Built-in robes to bedrooms 2 & 3
- ☑ Floor-to-ceiling tiled bathrooms
- ☑ Stone benchtops to bathrooms & kitchen
- ☑ Walk-in pantry
- ☑ Ducted R/C air conditioning & gas fireplace
- ☑ 6kW solar system, external blinds & double-glazed windows for energy efficiency
- ☑ Irrigated front & rear gardens
- ☑ 3m ceilings
- ☑ 3-phase power for future EV charger installation

Lifestyle

- ☑ Footsteps from Forestville tram, Goodwood train & Goodwood Road bus stops
- ☑ Short stride from numerous local cafés, shops & reserves
- ☑ Zoned for popular Unley High & 700m from Goodwood Primary
- ☑ Proximity to St. Thomas, Mitcham Girls, Walford Anglican & Cabra Dominican College
- ☑ Just 3km from the CBD

Rates

Council \$1833PA
SA Water \$231PQ
ES Levy \$191.90PA
City of Unley
Torrens Title
Year Built 2021

Disclaimer at noakesnickolas.com.au | RLA 315571