

38B Repton Road, Somerton Park, SA 5044

Smallacombe

House For Sale

Tuesday, 7 January 2025

38B Repton Road, Somerton Park, SA 5044

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Janet HansenSmith
0410668676

\$1.1m

~ Auction: Saturday 1st February @ 11.00am (unless sold prior) ~This beautifully maintained solid brick, Torrens Title home, situated in a sought-after beachside location, presents an exceptional opportunity to embrace an easy-care coastal lifestyle, just moments from the stunning Somerton Park Beach. Offering both comfort and convenience, this deceptively spacious residence is ideal for downsizers, busy professionals or those seeking a prime blue-chip investment. As you step inside, you're welcomed by a generous formal living and dining area, with the potential to easily partially convert into a third bedroom or study/home office if desired. The well-designed floorplan flows seamlessly into the open-plan kitchen, dining and family room, creating a harmonious living space that effortlessly extends to the outdoors. The living areas are enhanced by sliding doors that open to two inviting, paved courtyards - perfect for alfresco dining and entertaining, or simply enjoying the tranquil garden setting. Both courtyards are sheltered by pergolas, offering year-round comfort and versatility. The rear of the home features two spacious bedrooms. The main bedroom situated at the rear of the home, has direct access to the courtyard garden, a generous walk-in robe and a beautifully updated ensuite bathroom. For ultimate comfort, it also includes its own split-system air conditioner. The second bedroom is equally spacious with built-in robes and plenty of natural light. Both bedrooms boast warm timber floors, adding an elegant touch to the home's interior. The family bathroom is large and well-appointed, and the practical laundry provides ample storage space. Outside, the easy-care garden is thoughtfully landscaped, featuring two private courtyards and an established rear garden with a valuable northerly aspect. Ideal for gardeners, the rear space includes room for vegetables, a good-sized garden shed and the opportunity to further personalise the outdoor area. More Features to Love: * Exceptionally well-maintained with plenty of potential to add your personal touch* Spacious yet low-maintenance, making it an ideal downsizer or lock-and-leave property* Drive-through garage with automatic door for added convenience* Energy-efficient solar hot water system to reduce bills* Flexible layout with two separate living areas and dual courtyards* Main bedroom with walk-in robe and ensuite* High ceilings throughout, enhancing the sense of space* Ducted evaporative cooling, ceiling fans, plus two reverse-cycle split system air conditioners for year-round comfort* Foxtel dish and external awning/blinds for additional convenience and privacy With a prime beachside position, this home offers a rare combination of comfort, convenience and lifestyle - perfectly suited for those looking for a peaceful retreat or an investment in one of the area's most desirable locations. ** Long settlement or rent back option preferred ** Council: City of Holdfast Bay Council Rates: \$2,023.30 per annum SA Water: \$234.10 per quarter ESL: \$128.40 per annum Land Size: 390sqm (approx.) Year Built: 1993 Zoning: General Neighbourhood Disclaimer: The information provided is sourced from materials we consider reliable, but we do not guarantee its accuracy and disclaim any responsibility for errors or omissions (including but not limited to land size, floor plans, building dimensions, age, and condition). Any person viewing this information should conduct their own investigations and seek independent legal and financial advice. If this property is listed for auction, the Vendor's Statement will be available for review at our Mitcham office during the three business days prior to the auction, and at the auction site for 30 minutes before the auction commences. RLA | 1520