

**3A Wenlock Street, Brighton, SA, 5048**

**Tanner**

**House For Sale**

Wednesday, 13 November 2024

3A Wenlock Street, Brighton, SA, 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Shine brightly in a beachside haven with comfort, space and summer on its mind.

A 10-minute stroll from Brighton's golden sands sits a delightful 3-bedroom home that glows all day long, implores you to step outside, entertains through every season, and asks for very little of you in return so you can lap up the enviable coastal lifestyle it affords in the Brighton Secondary School zone.

Its one and only owner passes on a beautifully presented home that basks in its periodic updates, none better than the stone-topped open-plan kitchen with a self-cleaning Miele oven, 4-person breakfast bar, induction cooktop and prime position at the head of the second of two living zones at your beck and call here.

The first living zone spreads its wings at the home's heart, feeds the north-facing courtyard via dual French doors, features Tasmanian Oak floors, and could be anything from a formal lounge to a laid back family room with a big screen on the wall.

Natural light bathes both courtyards at differing times of the day, ensuring you can follow the sun in -and around - this solar-powered home with an ensuited main bedroom, lock-up garage, plenty of storage, ducted r/c and lush, landscaped gardens.

Feel like an old-school movie? The historic Windsor Theatre sits just metres away, as does local train and bus stops, several supermarkets, Jetty Road's bustling cafes and quaint shops, and the glorious coastline that's so eager for summer to settle in. Start living.

More to love:

- Beautifully kept by its one and only owner
- Deceptively spacious yet minimal fuss, making it the perfect downsizer or first family home
- Lock-up garage and additional parking in front
- 3KW solar system for reduced energy bills
- Flexible floorplan with two main living zones and dual courtyards
- Updated open-plan kitchen includes Caesarstone benchtops, dishwasher, Pyrolytic oven and window splashback
- Walk-in robe and ensuite to main bedroom
- High ceilings throughout
- Ducted r/c with zoning
- Neatly presented landscaped gardens with dripper system
- External awning/blinds
- Large separate laundry
- Walking distance from local childcare centre and a range of public transport options
- A short drive from Westfield Marion

Specifications:

CT / 5571/574

Council / Holdfast Bay

Zoning / GN

Built / 1998

Land / 348m<sup>2</sup> (approx)

Frontage / 11.43m

Council Rates / \$2023 pa

Emergency Services Levy / \$81.60 pa

SA Water / \$234.1 pq

Estimated rental assessment / \$780 to \$820 per week / Written rental assessment can be provided upon request

Nearby Schools / Brighton P.S, Warradale P.S, Darlington P.S, Brighton Secondary College, Springbank Secondary College

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