

92C Bowker Street, Warradale, SA, 5046

**NOAKES
NICKOLAS**

House For Sale

Thursday, 14 November 2024

92C Bowker Street, Warradale, SA, 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alicia Nickolas
0434391417

Summers Spent Poolside from your Dual-Level Family Haven.

Best Offers By 2/12 at 10am - Unless Sold Prior

Exuding the quality synonymous with a Regent Homes build and granting prized entry to Brighton Secondary, this dual-level home exceeds all your modern expectations to unite chic style and poolside entertaining with its coveted coastal address.

Beginning with the in-demand elements of double garaging, a downstairs master suite and an open plan hub primed to host extended celebrations, the backyard rounds out the lower-level and is big on entertaining yet blissfully low in maintenance instead focusing on the enclosable all-weather alfresco and crowd-pleasing swimming pool - promising to elevate your epic pool parties starting as soon as this summer.

The two bedrooms and second living retreat of the upper-level grant generational or guest independence, all softly set between plush carpets and plantation shutters for a peaceful night's sleep.

Taking you from poolside to beachside in the blink of an eye, you're just 5-minutes from Somerton Park Esplanade, stretching right through to the cafés, dining and shopping of both famed Glenelg and Brighton's Jetty strip for the full lifestyle package, Bowker puts living first.

Features

- ☑ Heated salt-chlorinated swimming pool with secure glass fencing
- ☑ Double garage with internal access
- ☑ Dual living zones
- ☑ Built-in robes to bedrooms 2 & 3
- ☑ Gas cooktop, electric wall oven, in-built microwave, dishwasher & stone benchtops
- ☑ Fully tiled bathrooms, bathtub to main
- ☑ Downstairs powder room
- ☑ Monitored alarm, Crimsafe security doors
- ☑ Recently repainted throughout
- ☑ Ducted R/C air conditioning
- ☑ 6.6kW solar panels with Emberpulse monitoring system
- ☑ Entertainer's alfresco with remote-controlled all-weather blinds & strip heating
- ☑ Low-maintenance gardens with lawn, artificial hedging & exposed aggregate pathways
- ☑ Plumbed gas & external sweep fan to BBQ area

Lifestyle

- ☑ 25-minute stroll from Somerton Beach
- ☑ Adjacent Bowker Oval, footsteps from Summertown Studio & Warradale train station
- ☑ Moments to Jetty Road & Westfield Marion
- ☑ Zoned for Brighton Secondary, footsteps from Warradale Primary & Sacred Heart College
- ☑ Less than 20-minutes from the CBD

Rates

Council \$2240.05PA
SA Water \$340PQ
ES Levy \$170PA
City of Marion

Torrens Title
Year Built 2014

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