

**11/33 Beach Rd, Brighton, SA, 5048**



**Unit For Sale**

Thursday, 24 October 2024

11/33 Beach Rd, Brighton, SA, 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Delightful Unit Mere Moments from Brighton Beach

Best Offer By 11th of November at 12pm (USP)

Nestled in one of Brighton's most desirable pockets, just steps from the stunning Brighton Beach, this well-maintained two-bedroom unit offers the perfect blend of warmth and low-maintenance living. Enjoy the vibrant Jetty Road Brighton vibe with its cafes, shops, and restaurants just a short stroll away, while the train station and bus stops within walking distance add to the ultimate convenience. Ideal for those seeking comfort and an easy lifestyle in a prime location.

Offering a spacious kitchen with ample bench and storage space, two generous size bedrooms - both with built in robes, light filled living area, a central bathroom and designated off-street car park this is a fantastic and affordable opportunity to purchase into a thriving beachside suburb.

### Key Features:

- Functional kitchen with gas cooktop, ample storage and bench space
- Light filled living and meals area with split system air conditioning
- Two generous sized bedrooms - both include floor to ceiling built in robes
- Central bathroom with shower, toilet and laundry provisions
- Sun room adjacent to the living - perfect spot to enjoy your morning coffee
- Designated off street parking
- Additional guest parking
- Walking distance to the Brighton Train Stop
- 200m from the Brighton Beach
- Close to cafes, restaurants and public transport
- Zoned to Brighton High School

You will enjoy the convenience of having so much on your doorstep as well as being only a short drive to the Westfield Marion Shopping centre and the Flinders Hospital/University. The beach is an enjoyable walk away and there are some great local shops within walking distance plus the specialty shops at the Brighton Central and Jetty Road.

### Specifications:

Title / Strata

Year Built / 1973

Council / Holdfast Bay

Council Rates / \$316 PQ

Strata Rates / \$654 PQ

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416