

1/30 Branksome Terrace, Dover Gardens, SA 5048

NOAKES
NICKOLAS

Sold House

Saturday, 12 August 2023

1/30 Branksome Terrace, Dover Gardens, SA 5048

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 284 m2

Type: House

\$615,000

Facing north, set back from the street, and tightly held within a private group of just three, this superb two-bedroom suburban home is strengthened by its highly sought location between the beautiful shoreline and endless amenities of Westfield Marion. The tidy brick façade extends to a secure garage and additional off-street carpark just in front, whilst inside the thoughtful floorplan brings easy-care living to life. One that begins with a master bedroom designed to reflect the calm coastal surrounds - more like a retreat with its sheer spaciousness, walk-in robe, direct access to the main bathroom and north-facing filtered light through plantation shutters. Floating floors lead through to an open-plan hub where both relaxing and dining are united by a capable kitchen, fitted with quality stainless-steel appliances including gas cooktop and dishwasher. Toward the rear, a second bedroom - or home office - and remodelled internal laundry that will make those piles of laundry a bearable chore. Summer BBQs will be a regular occurrence on the alfresco deck protected by a generous pitched pergola, accompanied by a healthy patch of freshly laid grass - with irrigated hedges to uphold the low-maintenance nature of the property. Coveted positioning within the group grants street access to a secure gate, directly accessing the rear courtyard and providing extra parking capabilities for a vehicle, trailer, caravan or boat - perfect for the nomads that love to lock-up and leave their seaside residence for an adventure inland. Wrapped in an unparalleled location that seriously delivers on a laidback lifestyle, you'll enjoy your proximity to the CBD from the bus stop that rests practically on your doorstep, a perfectly crafted morning coffee at Banks & Brown, and above all a short stroll to the sands of Brighton Beach. Perfectly presented and positioned in every way for every day... Even more to love: • Great investment potential • Separate bathtub & second toilet • Security alarm • Split system air conditioning • Ceiling fans • Garden shed • Zoned for Seaview High School • Proximity to Darlington Primary, Stella Maris Parish, Christ the King School, Westminster & Sacred Heart College All of this and so, so much more... Land Size: 284sqm Year Built: 2007 Title: Community Council: City of Marion Council Rates: \$1,296.82 PASA Water: \$146.65 PQES Levy: \$118.25 PAC Community Rates: \$95 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571