

**1/4 Balmoral Avenue, North Brighton, SA 5048**

NOAKES  
NICKOLAS

**Unit For Sale**

Thursday, 25 January 2024

1/4 Balmoral Avenue, North Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Unit**



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## Best Offers By 5/2 (USP)

Best Offers By Monday 5th of February at 10am (Unless Sold Prior). Located near the convenience of Brighton Road, this front-facing unit in a tidy 70's cream brick group of four offers a fulfilling lifestyle by the beach in North Brighton. From the picture windows of your two-bedroom unit you can enjoy a lush outlook over your front gardens. Entering the home via the covered porch, take in a generous carpeted living room with natural flow through sliding double doors to the kitchen/dining in a setup reminiscent of modern open plan living. A well-sized kitchen is bright in white, with stylish floating floors elevating the mood. Enjoy plenty of storage and practical bench space at your disposal, a rangehood and gas cooktop, and lots of natural light. The main bathroom has been well maintained and retains funky floor and wall tiles, a family-friendly bath and a separate shower, while a dedicated laundry guides you out to the rear courtyard. Finally, tucked down the hall, two bedrooms are carpeted for comfort and enjoy charming picture windows. Welcoming and wonderful, this lovely unit is ready to deliver you a life of independence or a savvy investment by the sea in North Brighton. From Balmoral Avenue, become a regular at Miss Banh Mi and INC Café by the beach, Miss 5048 and Beck's Bakehouse, as well as the beautiful suburban coastline. Explore Adelaide's wonderful beaches from Seacliff to Glenelg and beyond, join Somerton Surf Life Saving Club, enjoy morning swims and esplanade walks, and embrace the best of coastal living from North Brighton. More features to love:- Reverse cycle split system A/C units to main bedroom and kitchen/dining plus heater to living and ceiling fans to living and main bedroom- Secure garage with roller door and rear access- Private rear courtyard with established garden bed and washing line- Storeroom- Zoned and walking distance to both Brighton Secondary and Paringa Park Primary, close to Sacred Heart and Immanuel College within the catchment area for Ballara Park Kindergarten- Easy access to public transport along Brighton Road- Under 1km to the beach, 2km to Westfield Marion and under 10km to the Adelaide CBD Land Size: 257sqm Year Built: 1976 Title: Strata Council: City of Holdfast Bay Council Rates: \$891 PASA Water: \$153.70 PQES Levy: \$136.10 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.