

**1/42 McArthur Avenue, North Brighton, SA 5048**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 2 April 2024

1/42 McArthur Avenue, North Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Best Offers By 22/4 (USP)

Best Offers By Monday 22nd of April at 10am (Unless Sold Prior). Price guide to be released on Wednesday 10th of April. Unlock the door to enviable coastal living with this beautifully updated unit, nestled in the heart of the tightly-held suburb of North Brighton. Perfectly suited to first homebuyers hunting for a slice of the good life without the fuss, savvy professionals seeking a sleek base, or investors looking to fortify their portfolio, this MacArthur Avenue abode has been thoughtfully designed leaving no nook untouched. Built circa 1975, this fully-renovated residence cleverly combines the best of old and new. The fusion of floating timber and plush carpet floors contribute to a sense of effortless elegance, while the low-maintenance private outdoor area invites long, lazy summer barbecues. With a strong rental history to boot, this enviable address assures a robust return on investment and a relaxed seaside lifestyle. Key features include:

- Two modern bedrooms, both with built-in robes and ceiling fans
- Open-plan living room with a sleek gas heater
- Updated, fully-tiled bathroom complete with a feature bath
- A modern, recently-renovated kitchen equipped with state-of-the-art induction cooktop, dishwasher, and a stunning island breakfast bar, all lit by a chic bar light
- Custom, green cabinetry adding a splash of colour to the kitchen
- A separate laundry ensuring your domestic duties are hidden away
- A single garage with additional parking space
- A private deck, perfect for entertaining or enjoying a quiet cuppa

The proximity to fantastic amenities is merely the cherry on top. You're just a four-minute drive from the thriving Brighton Jetty Road, a mere 2km from the azure waters of Brighton Beach, and equal distance to Oaklands Train Station. So come on, don't miss the boat. Seize this golden opportunity to relish the benefits of coastal living and modern convenience. Your seaside sanctuary awaits!

Land Size: 191sqm  
Year Built: 1975  
Title: Strata (non-functioning)  
Council: City of Holdfast Bay  
Council Rates: \$1189.65  
PASA Water: \$153.70  
PQES Levy: \$124.05  
PA  
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