

**1/6 Balmoral Avenue, North Brighton, SA 5048**



**Unit For Sale**

Wednesday, 3 April 2024

1/6 Balmoral Avenue, North Brighton, SA 5048

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Patricia McKibbin  
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## **Best Offer by 15/4/2024 at 6.00pm**

Cherished memories for the grandchildren included a comforting after-school care ritual of glasses of milk and Tim Tam biscuits! From early days at Paringa Park Primary, and as they grew independent, hugs and cups of tea awaiting their short walk from Brighton Secondary School. Lovingly maintained, and completely freestanding, this meticulous kept homette welcomes you with open arms. It's a place where you can simply unpack, relax, and settle in. **WHAT WE LOVE ABOUT THIS HOME:** **LIVING:** This three-bedroom home boasts an airy open-plan layout, bathed in natural light, complemented by ducted reverse cycle air conditioning. Freshly laid carpets and modern flooring add a touch of coziness and luxury to every step. **STYLISH & PRACTICAL:** A spacious kitchen complete with a gas cooktop, under bench oven, and ample storage. Gather around the inviting breakfast bar, for leisurely mornings, coffee, and shared moments. **TRANQUIL RETREAT:** The serene main bedroom with its walk-in built-in-robe and two-way access to the stylish family bathroom. Bedroom 2 offers views of lush greenery, while bedroom 3 provides a peaceful haven at the rear. **OUTDOOR ESCAPE:** Step into your own private outdoor paved courtyard, complete with a charming pergola - perfect for summer BBQs. With secure automatic roller door to garage, drive-through rear access plus additional off street parking space to driveway. **PERFECT FOR VARIOUS LIFESTYLES:** Whether you're downsizing to enjoy a low-maintenance lifestyle or embarking on a new chapter, this home adapts effortlessly to your needs. Embrace the ease of lock-and-leave living or extend a warm invitation to friends and family, inviting them to enjoy the comforts of your new home. **PRIME LOCATION:** Enjoy the luxury of being just a short stroll away from local shops, as well as the reputable Primary, Secondary and Private schools. With public transport readily accessible on Brighton Road, commuting couldn't be easier. **BEST OFFER** with the most favourable conditions received by Monday, 15th April 6.00pm, and secure your piece of paradise today! \*Disclaimer: All information provided is obtained from third-party sources. Interested parties are advised to conduct their own inquiries.