

# 1 Comley Street, Brighton, SA 5048

NOAKES  
NICKOLAS

## House For Sale

Friday, 24 May 2024

1 Comley Street, Brighton, SA 5048

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 400 m2

Type: House



Simon Noakes  
0402211543



Darcy Harcourt  
0435756245

## Best Offers By 11/6 (USP)

Best Offers By Tuesday 11th of June at 10am (Unless Sold Prior). Settle into this quiet coastal location just a jog from the beautiful expanses of the suburban coastline in Brighton. Boasting a commanding 14.87m frontage, this 2017 Torrens titled home on an easy-care 400m allotment offers an exemplary standard of living in the family friendly Comley Street setting. Enjoy the luxury of four to five bedrooms, a study, two living spaces and 3 bathrooms, shaping a fabulous family home or everyday entertainer. Step into the dual height entry onto floating timber floors. In a flavoured floorplan, the heads of household can enjoy a ground floor main bedroom suite, with both built-in robes and a walk-in robe offering plenty of storage. The high life continues with a large ensuite bathroom, tiled floor to ceiling and complete with a large vanity and raised sink, large shower and bathtub with spa jets. Down the hall you pass the generous main bathroom and spacious study to arrive in the open living. You'll love the way the lounge centres around the gas feature fireplace, while the dining sits before a vast wall of glass that opens to your very low maintenance, private outdoor living, wrapped in established hedging. Sleek and spacious, the kitchen centres around the Caesarstone-topped island bar, illuminated under pendant lighting. Smeg appliances including a gas cooktop, electric oven and a Bosch dishwasher make meals effortless, with your choice of dining indoors or under the Alfresco. Up the dramatic floating timber stairs to the second storey, the family room enjoys wonderful afternoon light and presents as another place to relax. Three more bedrooms are fitted with built-in robes and quality blinds, and share use of another opulent fully-tiled bathroom and complete with your second bathtub. This nearly fully self-contained space is designed in a practical configuration ideal for busy families with teenagers and kids. Designed with practicality and style in equal measure, this excellent contemporary home will provide an exciting lifestyle between the beach and Westfield Marion from Brighton. Spend summer weekends on the sand or pounding the Esplanade pavement, and winters at Event Cinemas, finding new favourites at Patritti Wines, or curled up at home in front of the fire at your place on Comley. Don't miss these features:- Daikin 18kW cooling and 20kW heating plus gas fireplace- Double garage and further off-street parking- Tonnes of storage throughout- Security cameras in place- 5.8kW solar system- Instant gas hot water system- Walking distance to Sturt Street bus stops and Warradale Railway Station- Zoned to Brighton Primary and the coveted Brighton Secondary while easy access to Sacred Heart and Immanuel colleges- 1.5km to Brighton Beach, 870m to Westfield Marion and under 11km to the Adelaide CBD Land Size: 400sqm Frontage: 14.87m Year Built: 2017 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2306.85 PASA Water: \$250.73 PQES Levy: \$223.85 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.