

**10 Shoreham Road, South Brighton, SA 5048**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 14 September 2023

10 Shoreham Road, South Brighton, SA 5048

**Bedrooms: 3**

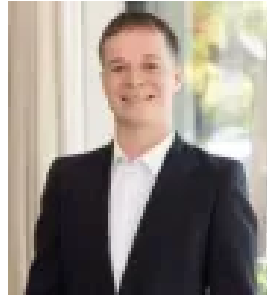
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Noakes  
0402211543



Jake Billich  
0881663989

**\$1,315,000**

**\*AUCTION CANCELLED SOLD PRIOR\***Set on the right side of Brighton Road, this modernised late 50's South Brighton home offers a total 279m<sup>2</sup> of living on a well-sized 668m<sup>2</sup> allotment. A stylish facade centres around an original feature stone chimney, with modern paving and pretty landscaping welcoming you home. Step into the well-sized entry onto floating timber floors and take in the easy flow through to the contemporary lounge and dining, with windows to three walls ensuring all-day natural light. Flow through to the contemporary kitchen. With a large breakfast bar and benchtop, sleek cabinetry, stainless steel appliances (including an Electrolux oven) and views to the rear, it's easy to picture yourself prepping meals and entertaining in this sunny space - with the addition of a handy dedicated study space for daily practicality. The undercover outdoor entertaining area maximises a northerly orientation with a large contemporary undercover deck. With views over the lawn and low-fuss established garden beds, it's the perfect spot to recline in your spare time, with plenty of room for kids and pets to play, while a rear detached rumpus room has a myriad of uses, whether a home office, additional living space, gym, bedroom or studio. Back under the main roof, you'll find bedrooms and the bathroom tucked down a separate hallway, two fitted with built-in robes. The modern bathroom includes feature tiling, a chic raised basin, a large bath and a separate shower, with a convenient second toilet accessed via the laundry. Close to Brighton Road shopping, cafes including The Good Tiger, Cream, Bluebird Bakery and The Seller Door, quality local and private schools, transport to the CBD and most importantly, Brighton Beach, create a new lifestyle for your household on Shoreham Road. Don't miss:- Detached rear rumpus room with built-in robes and split system A/C- Secure carport for three cars garage and more secure off-street parking- Powered rear garage/shed- Reverse cycle ducted A/C throughout main house- Bill-reducing solar system- Secure alarm system- Irrigated front and rear gardens and rainwater tank with pump- Zoned to Brighton Secondary and Brighton Primary, easy access to Sacred Heart and Immanuel Colleges and within the catchment area for Seacliff Community Kindergarten- 8-min walk to Brighton Train Station and Brighton Road bus stops- Just 460m to the Esplanade, 2km to Westfield Marion and under 12km to the Adelaide CBD. Land Size: 669sqm Frontage: 18.28m Year Built: TBA Title: Torrens Council: City of Holdfast Bay Council Rates: \$2,407.15 PASA Water: \$258.40 PQES Levy: \$231.40 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.