

**12 James Place, South Brighton, SA 5048**



**Sold House**

Friday, 18 August 2023

12 James Place, South Brighton, SA 5048

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 558 m2**

**Type: House**



Mark Patterson

0418898318

**\$1,500,000**

This immaculately presented home is set on one level West of the railway line and just a short stroll to the sandy South Brighton Beach and Jetty Road Brighton. Designed with modern family entertaining front of mind, the hub of the home features a large open-plan kitchen providing ample bench space, quality stainless steel appliances and a large breakfast bar. The kitchen overlooks the spacious north facing living and dining areas which blends seamlessly via French doors to the all-weather alfresco and low maintenance landscaped rear yard, the perfect spot to entertain friends and family. There is an additional living area that can be utilised as a formal lounge/home theatre room located centrally in the home. Accommodation is well catered for with up to 4 spacious double bedrooms, the master with walk-in robe and ensuite. Bedrooms 2 & 3 include built-in robes and are serviced by a main central bathroom. There is also a front space that could be utilised as a home office, gym or possible expansion to the triple garage. Other notable features include:- Triple auto garage with internal access- Ducted reverse cycle air-conditioning- Brighton Secondary & Primary School zoned The home is well positioned close to all desirable amenities including Brighton Beach, Brighton Central Shopping Village, Marion Shopping Centre, Flinders Medical/University and Brighton Train Station just a short stroll with easy CBD access. This immaculate home is sure to impress so get in quick before its gone! Property Specifics: Year Built / 2001 Land Size / 558sqm (approx.) Council / City of Holdfast Bay Council Rates / \$2,908.60 per year SA Water Rates / \$296.78 per quarter ESL / \$171.20 per year CT / Volume 5848 Folio 147 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. RLA 239101