

14 Gulf Parade, South Brighton, SA 5048

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 14 February 2024

14 Gulf Parade, South Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 679 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0401025259

Auction 2/3

Auction Saturday 2nd of March at 11am. It doesn't get much closer to the coast than this. If you're ready to gift your family a lifestyle overhaul that puts the focus on a quality home life, this stylishly updated Torrens titled 1950s brick home a mere 60m from South Brighton Esplanade is ready to elevate your lifestyle with an exceptionally rare opportunity for coastal development on Gulf Parade. Offering four bedrooms, three living spaces, and 2.5 bathrooms over two spacious levels on its 679m² allotment, ocean views and the sound of the surf will become the backdrop for your next chapter by the sea in cosmopolitan South Brighton, a stroll to the cafes and dining hotspots of Jetty Road. Behind a tidy picket fence and façade, enter into the formal lounge/dining and take in charming picture windows, timber look floors and ornate details to cornicing and ceilings. Through to the kitchen, enjoy fresh updates including an induction cooktop and electric oven, dishwasher, plenty of counter space, and effortless white cabinetry. Three large carpeted bedrooms are found on the ground floor, the rear two with split system A/C units and mirrored built-in robes, while a modern bathroom is bright in white and includes a family-friendly bath, with the toilet accessed separately off the sunroom. Facing north, the sunroom is ideal for curling up with a book in winter, yet at this time of year, glass doors slide back to the balcony and low maintenance patio beyond, an ideal space to entertain and set up the BBQ with a glimpse of those ocean views. Upstairs, the main bedroom and family rooms take in an incredible sea panorama, with a large balcony wrapping the western perimeter encouraging sunset drinks on the deck. Heads of household can get used to waking to the sound of the surf, with a walk-in robe, adjacent bathroom and sea view home office creating a wonderful adult's wing, and that spacious family room ensuring everyone can enjoy the best ocean views in the house. Opportunities like this certainly doesn't come along every day. Whether you claim this home for your family or fabulous guests or consider its development potential, this fantastic address has so much to offer on Gulf Parade. Morning swims and strolls along the esplanade will become your regular, as well as morning coffees at Cream and Alimentary. Embrace easy regular shopping at Brighton Foodland and Woolworths, send the kids to one of the many high quality local zoned or private schools on offer, and exhale into your next stage of life on Gulf Parade. More features to love:- Large corner allotment with 18.2m frontage onto Gulf Parade and approx. 36m frontage onto Oleander Street West- Reverse cycle ducted A/C upstairs and split system A/C and gas heater downstairs plus ceiling fans- Secure double garage with auto roller doors and further off-street parking for two more cars- European laundry- Powered shed- Zoned to Brighton Primary and Brighton High, close to Seacliff Primary, Sacred Heart College and McCauley Community School and within the catchment area for- Easy access to Brighton Railway Station- Just 60m to South Brighton Esplanade, 2.3km to Westfield Marion and under 12km to the Adelaide CBD
Land Size: 679sqm Frontage: 18.2m Year Built: 1950 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2595 PASA Water: \$264 PQES Levy: \$310.80 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.