

15 Broadway, South Brighton, SA 5048

GaryJSmith

House For Sale

Friday, 27 October 2023

15 Broadway, South Brighton, SA 5048

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 620 m2

Type: House



Craig Smith
0417979694



Nathan Clegg
0415590706

Best Offer By 15th Nov 12PM USP

Just 850m from the sandy shores of South Brighton, this grand 2006-built home epitomises family beachside living in a superlative location. On a traditional sized block of 620sqm (approx.), its gorgeous north-facing frontage behind a neat fence and landscaped garden makes a fine street impression. An impressive formal entry with high ceilings, archway and polished solid timber hardwood floors leads to a spacious carpeted front formal lounge and dining room with picture windows and a street outlook. Two bedrooms – of up to five – are located on the ground floor, including a generous master suite with walk-in robe and ensuite bathroom. Opening up to an expansive kitchen, living and dining space at the rear, there is no space shortage for hosting family gatherings here. A beautiful blackwood timber kitchen allows for plenty of room for helping hands, complete with a corner pantry, dishwasher, gas cooktop and raised breakfast bar, with uninterrupted views through endless windows to the rear yard. Here, entertaining transitions seamlessly from indoors to out, where a huge paved area with pitched roof pergola offers protection year-round, wrapping around the side to offer extra covered parking options or an extension to the alfresco. A lawn area, veggie garden and workshop complete the ideal backyard picture. Upstairs, an invaluable second living space with French doors onto a northerly balcony is joined by the flexibility of a further three bedrooms (or two plus study) serviced by a family bathroom with shower, bath and separate w/c. All the extras: -☑Quality built retired builders own home -☑Ducted reverse cycle air conditioning = ceiling fan -☑Under stair storage -☑Roof storage area to upper level -☑Alarm system -☑Cedar timber windows throughout -☑Double drive-through garage to triple-length carport -☑Workshop/Shed A hard-to-beat beachside location which is also less than 300m to Dover Square Reserve and Tennis Club. Plenty of easy-to-access amenities nearby including the bus, train, shops, eateries, Brighton Beach, the Seacliff Beach Hotel and Westfield Marion. An unparalleled first choice for families. Don't miss it. Specifications: CT / 5761 / 861 Built / 2005 Council / City of Holdfast Bay Zoning / General Neighbourhood Council Rates / \$2,557.55 pa SA Water / \$269.91 pq ES Levy / \$566.10 pa Land / 620m² approx