

16 Morgan Street, South Brighton, SA 5048

HARRIS

House For Sale

Thursday, 13 June 2024

16 Morgan Street, South Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 352 m2

Type: House



Ryan Chester
0466182082



Marco Wenzel
0481090830

\$1.18m

A 2022-built dream home that embodies easy modern living, maximising every inch of a sweeping corner allotment in South Brighton's lifestyle base – 16 Morgan Street is the good life, guaranteed. Enlarged scale is celebrated across a flowing floorplan, reaching its undeniable crescendo at a light-filled family room. Stepping seamlessly to alfresco entertaining area and wrapped with panoramic windows, with western orientation providing no shortage of sunsets, it's a truly vibrant home hub. A breathtaking kitchen layers stone benchtops, window splashbacks, and crisp white cabinetry to create a light-filled workspace, a full suite of stainless appliances and butler's pantry sure to make even the most complex recipe a dream. Permanently solving the dilemma of where to set up shop on work-from-home days, a central study offers an office with a commute only as long as the hallway, making it easy to shut work away at clock-off, and pick up where you left off again the next morning. Soaking up the endless morning sun thanks to east-facing windows, an exceptional main bedroom suite boasts feature pendant lighting, walk-in robe, and sleek ensuite, with floor-to-ceiling terrazzo contrast tiling, walk-in rainfall shower, and ultra-wide vanity bringing chic serenity to everyday rituals. Whether you're seeking the ideal kids zone, teenagers retreat, or guest wing, the upper floor is ready to host it all with ease, additional living area offering more space to spread out. Three double bedrooms are all complete with built-in robes, fully serviced by sleek grey family bathroom with two-way composition ensuring zero overcrowding at rush hour. Lush low maintenance gardens wrap the allotment in easy-care bliss, delivering just enough greenspace for cartwheel practise and furry family members without excessive downtime spent on maintenance, freeing you up to explore the plethora of coastal lifestyle at your door. Get ready to spend your weekends trekking the trails of Gilbertson Gully on foot on bike, or perfecting your handicap at Marion Golf Park, or exploring the coastline on the sand, esplanade, or at the Seacliff Beach Hotel. You'll find a plethora of amenities within reach, with the Seacombe Road Foodland on hand for the grocery run, as well as Café Brio or Mollymawk for your caffeine hit, while Seaview and Brighton High Schools, Darlington and Seaview Downs Primary Schools, and the CBD only 30 minutes away ensure a streamlined grocery, school and work run. It simply doesn't get better than this. More to love:

- 6.6kw solar panel system installed February 2023
- Oversized double garage with interior and rear pedestrian doors
- Additional off-street parking on exposed aggregate drive
- Ducted reverse cycle air-conditioning
- Separate laundry with external access
- Guest powder room to lower floor
- Security system
- LED downlighting
- Large format tiled floors and plush carpets
- Gas port to outdoor entertaining area
- Automated irrigation system to rear yard
- Ceiling hung curtains
- NBN ready

Specifications: CT / 6250/481 Council / Holdfast Bay Zoning / GN Built / 2022 Land / 352m² (approx) Council Rates / \$1,892pa Emergency Services Levy / \$198pa SA Water / \$224.20pq Estimated rental assessment / \$900 to \$950 per week / Written rental assessment can be provided upon request

Nearby Schools / Darlington P.S, Seaview Downs P.S, Seaview H.S, 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409