

19 Phillipps Street, Somerton Park, SA 5044

House For Sale

Wednesday, 17 January 2024

NOAKES
NICKOLAS

19 Phillipps Street, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 753 m2

Type: House



Simon Noakes
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Jake Billich
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Auction 3/2 (USP)

Auction Saturday 3rd of February at 11am (Unless Sold Prior). Boasting a commanding street presence, this solid red brick home on a rare 778m² allotment seconds to the beach will change the shape of all your summers to come from Phillipps Street. Offering a floorplan of three bedrooms and two living spaces, or four bedrooms and one living, embrace a floorplan with the flexibility to suit your household in the heart of Somerton Park. A positively charming red brick façade hints at charming original features, which you'll find in generous rooms, ornate windows and timber floors, and the endearing front verandah that will welcome you home. Two bedrooms are fitted with built-in robes, while the four bedroom or rumpus room enjoys glass sliding doors to the rear and includes its own split system A/C unit, and on the front of the home, the large lounge offers another. A timber kitchen boasts a modern gas cooktop, dishwasher, and plenty of storage, while the white fully-tiled bathroom has been well maintained, and a handy second toilet can be found towards the rear. A favourable north-facing rear bestows wonderful all-day natural light on the kitchen, rear bedrooms, verandah and backyard, bringing a sense of genuine warmth to the home. Outdoors, that lengthy verandah takes in the best of the backyard, with a raked pergola protecting you from the worst of the elements. Presenting with appeal for a variety of life's stages, this wonderful address of seemingly endless possibility is ready to welcome you home on Phillipps Street. Walking distance to Polk Restaurant, Mediterranean Café Ristorante, Le Paris Plage, Goodslice Pizza and The Broadway Kiosk, there's no reason to leave your neighbourhood. Moments to beautiful Somerton Beach, get ready for a summer of swims, year-round sunsets, esplanade strolls and the good life in Somerton Park. More features to love:- Reverse cycle split system A/C units- Carport and further off-street parking- Instant gas hot water system- Dual rainwater tanks- Established gardens- Powered shed and tool shed- Zoned to the coveted Brighton Secondary and Paringa Park Primary, walking distance to Sacred Heart College and within the catchment area for Somerton Park Kindergarten- Easy access to Moseley Street bus stops, Glenelg trams and Hove Railway Station- Just 360m to the Esplanade, 3.5km to Westfield Marion and 9.2km to the Adelaide CBD Land Size: 753sqm Frontage: 22.25m Year Built: 1925 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2908.60 PASA Water: \$296.78 PQES Levy: \$269.20 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.