

**2/36 Jetty Road, Brighton, SA 5048**



**House For Sale**

Friday, 3 May 2024

2/36 Jetty Road, Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: House**



Denzil Cheesley  
0422300718

**\$679k-\$709k**

Just moments from Jetty Road's eclectic hub of cafe's & shops, as well as the iconic jetty and breathtaking sandy beaches - this adorable property is impeccably presented and overwhelmingly elegant. With such lifestyle rewards at your fingertips, the home is also just a couple of minutes from Brighton train station, taking you to the CBD in minutes and making the city commute a breeze. With such lifestyle and convenience on offer, the home is perfectly suited to first homebuyers, astute investors or downsizers seeking a rare offering in one of Adelaide's most sought-after beachside locations. The small, tightly held complex is impeccably presented, with house-proud neighbours and newly concreted driveway. A delightful facade gives the perfect introduction to a much-loved home, surprisingly spacious and beautifully maintained from tip to toe. Impeccable decor is complemented by delightful floating floors throughout the living areas. An exceptionally generous formal lounge provides the ideal main living space, with lovely big bay window inviting the morning sunshine and an abundance of natural light into the home. At the center of the home, a large formal dine offers plenty of room for dining with friends, whilst combining perfectly with the spacious and very practical kitchen, superbly appointed with lots of bench space and storage. A modern ducted reverse cycle heating and cooling system is featured throughout the home, ensuring complete climate control in all seasons. Two roomy bedrooms are both impeccably presented with elegant parquet flooring, and include an exceptionally spacious master. The home is serviced by a pristine bathroom and separate laundry, with ample storage. To the rear of the property, low maintenance private yard is perfect for a barbeque on the patio or a morning coffee. Excellent features of this beautiful homette include: • Ducted reverse cycle heating and cooling throughout • Electronic security shutters • Automatic garage under main roof • Gas instant hot water • Ceiling fans • Immaculate presentation • Low-maintenance rear courtyard garden • Just moments from cafes, shops and beautiful beaches • Minutes from Brighton Primary & High Schools, Sacred Heart College • Close to Brighton train station Current rental appraisal: \$540-\$560pw For the lifestyle and location you have been dreaming of, at such an alluring price, this fine property is a sure winner! Contact Denzil Cheesley today for information on 0422 300 718 / denzil.cheesley@raywhite.com Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. RLA: 327058