

**2/552 Brighton Road, South Brighton, SA 5048**

**HARRIS**

**Sold Unit**

Wednesday, 11 October 2023

2/552 Brighton Road, South Brighton, SA 5048

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 124 m2**

**Type: Unit**



Tom Hector  
0423767967



Jayden Finch  
0434644901

**\$685,000**

Seize sought-after seaside living in this thriving coastal enclave, blending beautiful modern features with incredible lifestyle appeal that puts everything – from delicious cafés, popular eateries, shopping essentials, as well as the vibrant Jetty Road taking you to the picture-perfect sands of Brighton and Seacliff – all at your fingertips. Set back from the convenience of Brighton Road, enjoy added privacy as this delightful property spills with natural light, delivering a lovely open-plan lounge, dining and kitchen zone ready to entertain. With a spacious chef's zone packed with elegant contemporary cabinetry, and great bench top space offering all the room for helping hands and welcome conversation while you cook, this bright and airy hub of the home has your best life at heart. Modern functionality with low maintenance upkeep, you'll find three good-sized bedrooms – two with handy built-in robes, neat and tidy main bathroom featuring separate shower and relaxing bath, and large laundry with extra storage. A sunbathed front and back yard, lush lawns and cottage gardens combine to create a charming outdoor aesthetic with plenty of space for the kids to play or pet to roam. 2/552 Brighton Road, with brand new flooring and painting throughout, is a house-proud home on the doorstep on some of Adelaide's most coveted beachfront neighbourhoods. Whether you're a young couple, soon-to-be growing family or even an investor looking for a blue-ribbon investment to start or expand your portfolio, planting your feet this close to the beach, city-bound train lines, and the bustling Westfield Marion makes sense without a second's thought! Features you'll love: - Light-filled open-plan entertaining flowing over brand new stylish hybrid floors and offering both front and backyard views while you relax, host or cook up a storm - Spacious kitchen featuring fantastic bench top space, abundant cabinetry, servery/bar and gleaming stainless appliances including dishwasher - 3 good-sized bedrooms all with brand new carpets and generous windows, and two with BIRs - Neat and tidy contemporary bathroom spilling with natural light, separate shower and bath, as well as separate WC - Functional and light-filled laundry with floor to ceiling storage - Split-system AC in main living and new ceiling fans to bedrooms - Brand new sheer and privacy blinds throughout the home - Brand new hot water service, cooktop and dishwasher - Low maintenance back and front yards with new lawns, fresh garden beds, as well as long, private driveway and secure carport - Just 700m stroll to the soft sands of Brighton Beach for an incredible summer lifestyle - Around the corner from Brighton Foodland for all your daily essentials, along with a range of popular cafés and eateries arm's reach from your front door - 2-minutes to Brighton Train Station for traffic-free commutes to the CBD, moments further to the vibrant Jetty Road, and only 4-minutes to Westfield Marion for all your department store shopping and entertaining needs

Specifications: CT / 5075/109 Council / Holdfast Bay Zoning / HDN Built / 1992 Council Rates / \$1,187.80pa (approx) Strata Manager / Self-managed Strata Details / 1 of 2 units, pets allowed upon approval Strata Rates / \$1,758pa for Insurance, split across the 2 units Emergency Services Levy / \$120.30pa (approx) SA Water / \$153.70pq (approx) Estimated rental assessment: \$470 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Darlington P.S, Seaview Downs P.S, Seaview H.S, Springbank Secondary College

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