

**21A Marlborough Street, Brighton, SA 5048**



**Sold House**

Thursday, 9 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,440,000**

Conveniently positioned close to all local amenities, this lovingly cared for home offers a low maintenance beachside lifestyle to be envious of! Designed with modern family entertaining front of mind, the hub of the home is located at the rear and features a large open-plan kitchen providing ample bench space, quality stainless steel appliances and a large breakfast bar. The living and dining space offers soaring ceiling and flows through to the outdoor entertaining area via double doors. Complete with café style blinds and ceiling fans, the alfresco entertaining area is the perfect space to entertain family and friends year-round. Accommodation is well catered for with the spacious master bedroom, located on the ground floor, offering a walk-in robe and ensuite. Bedrooms 2 & 3 are located upstairs, both feature built-in robes and are separated by a second living room, teenagers retreat or work-from-home office space. There is an additional formal living space located at the front of the home which could be utilised as a fourth bedroom or large home office. Notable features include:- Flexible floor plan with up to 4 bedrooms- Open plan living spaces throughout- Downstairs powder room & under stair storage- Private front courtyard and landscaped gardens- Ducted reverse cycle air-conditioning throughout- Ceiling fans to all bedrooms- Double auto door garage with drive through access- Zoned for Brighton Primary & Secondary Schools The home is well positioned close to all desirable amenities including Brighton Beach, Brighton Central Shopping Village, Marion Shopping Centre, Flinders Medical/University and Brighton Train Station just a short stroll with easy CBD access. Property Specifics: Year Built / 2009 Council / City of Holdfast Bay Land size / 368sqm (approx.) Council Rates / \$2,607.75 per year SA Water Rates / \$273.75 per quarter ESL / \$246.55 per year CT / Volume 6057 Folio 93 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. RLA 239101