

22 Broadway, South Brighton, SA 5048

NOAKES
NICKOLAS

Sold House

Tuesday, 15 August 2023

22 Broadway, South Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 437 m2

Type: House



Michael Balawejder
0881663989



Jake Billich
0401025259

\$1,100,000

Ready to find a new routine grounded in a connection to the majestic suburban coastline? Stylish and constructed to a high standard, this 2018 Torrens titled home offers the perfect contemporary blank canvas for the life of your dreams in South Brighton. Set on the luxuriously wide Broadway, an ageless street presence takes form with polished landscaping and a red brick façade. Offering three bedrooms over an easy-care 437m², enter the central hall between pale timber look floors and LED downlights. To your left, a stylish carpeted room provides an invaluable second living space away from the hustle and bustle of open plan living. All carpeted, two of three bedrooms are fitted with built-in robes and serviced by the white and bright three-way main bathroom, while the main bedroom boasts a walk-in robe and private ensuite with a large shower and vanity. Arriving in the north-facing open plan living, enjoy a fluid and flexible space easily configured to suit your existing furniture – or treat yourself with a little upgrade to suit the new pad. A reverse tray ceiling and pendant lighting define the white and bright kitchen space, where a sleek island bar, stainless steel appliances including a gas cooktop and plenty of cabinetry deliver a highly functional space with room for all. Glass sliding doors guide you to the Alfresco, where that northerly orientation continues to shine. Modern decking runs the width of the home, providing a fantastic space for all-weather entertaining undercover, while a runway extension provides a great spot to pull up a chair and recline under the sun. With a firepit space and plenty of lawn to play, everyone will be satisfied in South Brighton, a stone's throw from morning beach swims and Esplanade strolls. Enjoy exploring local cafes and dining hotspots, from Taco Libre and Beach Bum to Seacliff Beach Hotel and The Good Tiger Brighton. Everyday shopping is a breeze at Brighton Central, including Foodland, and the kids are an easy commute to Sacred Heart and Immanuel Colleges and local zoned schools. For an enviable coastal lifestyle that delivers on year-round recreation and an everyday connection to the sea, choose this stylish home on South Brighton's Broadway. More features to love:- Reverse cycle ducted A/C throughout- Secure double garage with panel lift door and further off-street parking on exposed aggregate driveway- Large laundry with external access- Rainwater tank plumbed to W/C- Irrigated and low maintenance front and rear landscaping- Zoned to Seaview High, close to Darlington Primary and within the catchment area for Dover Kindergarten- Easy access to buses along Brighton Road and Brighton Train Station- Just 850m to the Brighton Esplanade, 1.5km to Westfield Marion and 11.5km to the Adelaide CBD Land Size: 437sqm Frontage: TBA Year Built: 2018 Title: Torrens Council: City of Holdfast Bay Council Rates: TBASA Water: TBAES Levy: TBA 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.