

**24 Tilbrook Crescent, South Brighton, SA 5048**

**House For Sale**

Wednesday, 21 February 2024

NOAKES  
NICKOLAS

24 Tilbrook Crescent, South Brighton, SA 5048

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 682 m2**

**Type: House**



Simon Noakes  
0402211543



Sophie Fry  
0429524246

**\$795K**

Auction Saturday 9th of March at 4:30pm (Unless Sold Prior). Set on a very manageable 682m<sup>2</sup>, this 1959 Torrens titled solid brick home offers a warm and welcoming home with every modern convenience in South Brighton. Behind a charming façade, find three bedrooms, open plan living and a sunroom overlooking a large established garden. All bedrooms include ceiling fans for everyday comfort and have been upgraded with timber-look floors and built-in robes for the larger two. A white and bright bathroom at their centre includes a large spa-style bath and a modern vanity. Emerge in the lounge/dining at the heart of the home to take in the large windows drawing in light from both the south and the sunroom to the north. There's plenty of room for an entertainer's dining table and large lounge setting, with a feature fireplace creating a favourable winter retreat. A modern kitchen caters to the home cook with a playful tiled splashback, sleek benchtops, tons of storage, a large gas cooktop and electric oven, and a rangehood and dishwasher, with a breakfast bar for casual morning meals and evening de-briefs, and a large laundry behind the scenes. The north-facing sunroom is a great spot for parking an armchair and curling up with a book for the winter, while beyond, a wonderful garden awaits. Step down to take in very established hedging and bushes that shape a lush, and sunny retreat, with plenty of room to occupy gardeners, pets and kids. At its centre, a patio sits under a raked pergola and offers a whimsical space to dine Alfresco. Presenting with appeal for the couple, family, professional or investor, this very agreeable home offers a satisfying home base by the coast in South Brighton, with plenty of potential to extend the blueprint on this favourably proportioned allotment. Walk to Taco Libre and Café Brio, enjoy easy shopping at nearby Foodland Seacliff Park, take in sunset at Seacliff Beach Hotel, and embrace a breezy lifestyle by the sea from Tilbrook Crescent. More features to love:- Split system A/C to lounge plus ducted evaporative cooling and ceiling fans to bedrooms- Secure carport and off-street parking for two more cars- Bill-reducing Jiangsu Seversolar 19 panel solar system installed March 2019- Therman Instant gas hot water system installed October 2023- Large garden shed- Zoned to Seaview High, close to Seaview Downs Primary and within the catchment area for Dover Kindergarten- Easy access to public transport options along Seacombe Road and Neath Avenue- Just 1.4km to Seacliff Beach and Westfield Marion and 11.5km to the Adelaide CBD Land Size: 682sqm Frontage: 14.94m Year Built: 1959 Title: Torrens Council: City of Holdfast Bay Council Rates: \$1544 PASA Water: \$192.40 PQES Levy: \$166.40 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.