

24A Bells Road, Somerton Park, SA 5044



House For Sale

Wednesday, 20 March 2024

24A Bells Road, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 365 m2

Type: House



Adam Rice
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Samuel Paton

Auction (USP)

Introducing a chic and modern property offering unparalleled comfort and convenience. This brand new build, completed in 2022, boasts a unique design that harmonizes functionality with space. Located in Somerton Park, this residence is just moments away from pristine beaches, supermarkets, and offers easy access to Anzac Highway through Glenelg East, making commuting to the city a breeze. Move-in ready, this home features three bedrooms, including a spacious master bedroom adorned with a 4.8m built-in robe, ensuring ample storage space. The additional study/office space provides flexibility for remote work or a fourth bedroom. With two bathrooms, including an ensuite equipped with two-mode showers and niche, every aspect of comfort has been meticulously considered for living. Designed for seamless indoor-outdoor living, the property boasts 2.7m high ceilings, an open-plan layout with indoor/outdoor ceiling fans throughout ensuring comfort in all seasons. Enjoy gatherings with friends and family in the sleek kitchen featuring stone benchtops, soft-close drawers, a walk-in pantry and quality Westinghouse appliances including a 900mm stovetop oven. Efficiency is at the forefront of this home with energy-efficient fixtures and fittings, LED lighting, and ducted air conditioning throughout. The property is equipped with the highest levels of insulation, double-glazed windows, automated Bluetooth battery-powered irrigation (front and rear), integrated garden store, ensuring comfort and sustainability year-round. Relax in the low-maintenance landscaped garden or entertain guests in the alfresco area. The property offers ample parking with a double garage and space for two additional cars outside. Additional features include floating timber floors, solid core doors, and aggregated pathways surrounding the home. This property presents a rare opportunity to experience contemporary living at its finest, combining luxury, sustainability, and convenience seamlessly. Don't miss your chance to make this your dream home.

What we Love:

- Brand new build completed in 2022, built with Supaloc steel frame
- 2.7m ceilings
- Unique design harmonizing luxury with functionality
- Three bedrooms + study/office space
- Two bathrooms including ensuite with dual-mode showers
- Open-plan living for seamless indoor-outdoor flow
- Stone benchtops in kitchen and bathrooms, including island bar
- Spacious laundry with plenty of storage
- Energy-efficient electrical fixtures throughout including roof insulation
- Ducted air conditioning for year-round comfort
- High levels of insulation (R2.0 internal, R5.0 external)
- Double-glazed windows throughout for soundproofing and energy efficiency
- Continuous Gas Hot Water System
- Automated Bluetooth battery-powered irrigation system
- Low-maintenance landscaped garden with alfresco area
- Double garage with space for two additional cars outdoors
- Veneto oak floating timber floors for a sleek finish
- Soft-close drawers in kitchen and bathrooms
- Ceiling fans in every room and alfresco area
- Neat garden storage integrated into the main home
- Easy access to beach, supermarkets, and Anzac Highway
- Close proximity to parks for recreation and relaxation
- Efficient and stylish Westinghouse appliances
- Aggregate pathway surrounds the property for easy access
- Ample power points, internal local network extension and antenna points to suit all living preferences

Specifications: Torrens titled
Year built - 2022
Council rates - \$1,805.30 per annum
Water rates - \$74.20 per quarter
Sewer rates - \$138.15 per annum
ESL - \$314.30 per annum
Auction: Saturday, 6th April 2024 at 10:00am (unless sold prior)
Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.