

**28a Francis Street, North Brighton, SA 5048**

**HARRIS**

**Sold House**

Wednesday, 4 October 2023

28a Francis Street, North Brighton, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

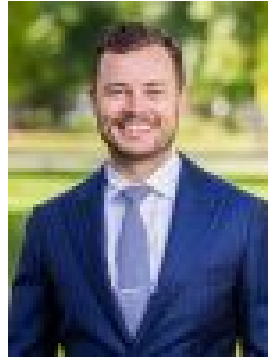
**Parkings: 2**

**Area: 351 m2**

**Type: House**



Colby Harris  
0484329283



Taylor Bishop  
0409256092

**\$995,000**

Best Offers By 2pm Tuesday 19th September

Balancing style, substance, and durability is no easy feat, but 28a Francis Street effortlessly combines all three to build a home for the ages. Radiating elegance across a light-filled contemporary footprint and perfectly placed minutes from both the coast and the sought-after North Brighton lifestyle – say hello to your enviable next era. An accomplished frontage is expertly offset with lush gardens, with stone detailing and timber front door offering the first glimpse of the rich detailing to come. An expansive open plan living area maximises coveted northern orientation via picture windows and sliding doors, expertly blending indoors and out and ensuring no shortage of natural light. Sleek and ultra-accomplished, a monochrome kitchen boasting stone benchtops, undermount sink, gas cooktop, subway tiles, and full-length pantry assures itself as your home hub, with sit-at island bench connecting all zones and cementing its place as a social epicentre for years to come. Breezy entertaining is catered for by alfresco area overlooking easy-care rear yard, endlessly capable of hosting ideal morning coffee outdoors or milestone celebrations with your nearest and dearest. Ample lawns are sure to please the smallest and fluffiest family members, without demanding any downtime be sacrificed to weeding, edging or mowing. That striking northern orientation is further enjoyed by main bedroom, complete with feature pendant lights, walk-in robe, and ensuite for a full master suite. Two further bedrooms with built-in robes are serenely placed across the floorplan for maximum privacy and flexibility, fully serviced by a family bathroom, with wall-hung vanity and floor-to-ceiling contrast tiling continuing the crisp modern detailing. The morning rush has never been so chic. Moments to the beach, either by car or leisurely stroll, for summers spent waterside or winters spent exploring the esplanade. Numerous amenities in close reach, with IGA Somerton Park, Jetty Roads at Glenelg and Brighton, and Westfield Marion all in easy proximity. Walking distance to Warradale and Paringa Park Primary Schools and Brighton High for a streamlined school run. Only 20 minutes to the CBD, or harness nearby Hove train station transport from Diagonal Road for a quick commute. Boxes ticked, needs met, standards raised – get ready for the best. More to love:

- Secure double garage with internal access
- Additional off-street parking
- Ducted air conditioning
- Separate laundry with external access
- Rich timber-look floors and neutral carpets
- Downlighting
- High ceilings
- Alarm system
- Exposed aggregate paving
- Watering system

Specifications: CT / 6211/195 Council / Holdfast Bay Zoning / GN Built / 2018 Land / 351m<sup>2</sup> Frontage / 15.2m Council Rates / \$1,368pa Emergency Services Levy / \$187.55pa SA Water / \$213.89pq Estimated rental assessment: \$900 - \$950 p/w (Written rental assessment can be provided upon request) Nearby Schools / Paringa Park P.S, Warradale P.S, Darlington P.S, Brighton Secondary School, Springbank Secondary College

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