

2a Balmoral Avenue, North Brighton, SA 5048

HARRIS

House For Sale

Monday, 8 January 2024

2a Balmoral Avenue, North Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: House



Guy Barrett
0405663406



Sam Johns
0437885776

\$865k-\$895k

Best Offers By 12pm Tuesday 23rd January 2024 (Unless Sold Prior) A splendid synergy of contemporary styling, creature comforts and enviable schooling opportunities with a Torrens titled status to boot, this 2018-built townhouse salutes the simple joys of coastal living without skimping on the finer details. Its modern facade is a visual candy for the discerning eye, radiating curb appeal from its prized south-north parcel, just steps from - and zoned for - the highly sought-after Brighton Secondary School. Within, high ceilings emphasise the sense of light and airiness permeating the open-plan family room of a home that places all three bedrooms on its spacious upper level. Timber-look floors provide a touch of warmth, contrasting beautifully with the sleekness of the home's neutral colour palette and starring open-plan kitchen with stone benchtops, Smeg stainless steel appliances and breakfast bar. The master's ensuite adds another layer of luxury to this ducted temperature controlled home with a double garage to go with its abundant storage and a rear pavilion that gently persuades the elements into a serene waltz - and your guests to most likely outstay their welcome. With a short 15-minute walk, you can easily find yourself beachside, while a brief car ride will take you to Westfield Marion, summer-loving Glenelg or Adelaide's festival-centric CBD, offering endless possibilities for work and play, whether night or day, winter or summer. Get ready to start living. More to love: - Double garage and additional off-street parking in front - Three large bedrooms to the upper floor- Storage galore, including walk-in pantry, plus built-in robes to all bedrooms - Guest toilet/powder room to lower floor (three toilets in total)- High ceilings throughout - Ducted R/C for year round comfort - A practical separate laundry- Ultra low-care gardens with automatic watering in place- Walking distance from public transport - Less than 15 minutes from the CBD- School zoning for Brighton Secondary School and a short drive from Sacred Heart College- And much more. Specifications:CT / 6214/68Council / Holdfast BayZoning / Housing Diversity NeighbourhoodBuilt / 2018Land / 204m2Frontage / 9.09mCouncil Rates / \$1,584.70paEmergency Services Levy / \$169.40paSA Water / \$195.46pqEstimated rental assessment / \$650 - \$680 per week / Written rental assessment can be provided upon requestNearby Schools / Paringa Park P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary CollegeDisclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409