

3/31 High Street, South Brighton, SA 5048



Sold Unit

Tuesday, 15 August 2023

3/31 High Street, South Brighton, SA 5048

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 320 m2

Type: Unit



Paul Lukeman

\$651,000

Situated at the rear of a group of only three units, the ultimate in lifestyle awaits with this stunning colonial-style homette. Set on an allotment of 320* square metres and catering exceptionally towards professional couples looking for that extra bit of space, downsizers looking to still maintain an outdoor environment, or young families who want a yard for their kids, this property offers the perfect blend of classic charm and modern convenience. With its generous living area, renovated kitchen and bathroom, and spacious bedrooms, this home is the epitome of luxury living. The ultra-spacious layout provides an ideal setting for professional couples seeking a comfortable and stylish residence. What truly sets this property apart is its incredible large rear yard, a rarity for homettes in this style. This outdoor oasis is perfect for downsizers who long for the joy of gardening or relaxing in nature without compromising on the benefits of a low-maintenance lifestyle. Enjoy the expansive lawn area, which provides ample space for outdoor activities and tranquility. The decking and additional entertaining space are ideal for hosting friends and family, creating memories in your own private retreat. And for families with children, this yard is the perfect playground for their imaginations to run wild. Parking will never be a hassle with the abundance of off-street parking available for up to three vehicles. Not only does this property feature a secure carport for two with roller door, but it also boasts an exclusive garage, offering endless possibilities. Transform it into an additional bedroom, a cozy living area, or even a rumpus room-the choice is yours! Location, location, location! Situated just a short 15-minute* walk from Seacliff Beach and a little further to Brighton Beach, you'll have the best of coastal living at your doorstep. Indulge in a seaside lifestyle and savor the beachside dining options, including the renowned Seacliff Beach Hotel, Holdfast Beach Club, and the vibrant flavors of Taco Libre. For wine enthusiasts, explore the finest of cellar doors of Patriitti Wines - the McLaren Vale experience but without the drive! Convenience is key, and this homette delivers. With Westfield Marion, Seacliff train station, and bus stops along Seacombe and Brighton Roads all within easy reach, you'll enjoy a plethora of lifestyle options at your fingertips. Plus, exceptional local schooling ensures a quality education for your family. On offer: * Two spacious bedrooms each with split system reverse-cycle air conditioning* Main bedroom with built-in robes* Fully renovated kitchen* Renovated bathroom* Large, light-filled living area with ceiling fan and split-system reverse cycle air conditioner * Electric roller shutters to all front windows* Timber French doors, with magnetic fly screens, opening out to rear deck * Large rear established yard with shed and outdoor entertaining * Off-street parking for three vehicles * Extra garage for third vehicle, or additional bedroom, rumpus or living room For more information, please contact Paul Lukeman on 0404 884 077. CT / 5032/980 Council / City Of Holdfast Bay Zoning / GN - General Neighbourhood Land / 320 square metres (approximately) Title / Strata Built / 1977 Council Rates / TBC Strata Manager / Self-managed * denotes approximate value. 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Statewide Property's office located at 43 Payneham Road, College Park SA 5069 for 3 consecutive business days immediately preceding the auction and at the location of the auction for 30 minutes before it starts. RLA 264895