

**3/33 College Road, Somerton Park, SA 5044**



**House For Sale**

Wednesday, 14 February 2024

3/33 College Road, Somerton Park, SA 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Samuel Paton



Scott Rowe

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## Best Offer By Tuesday, 27th February (USP)

Only a short walk away from the picturesque Somerton Beach, this immaculate townhouse presents an exceptional opportunity. Located at the rear of a private group, this property provides a private sanctuary for its residents. Step into an elegant and impeccably maintained interior with neutral aesthetics and high-quality finishes throughout. The expansive formal dining and lounge area, positioned at the front of the home, creates an ideal space for entertaining guests. The heart of the home is the spacious open-plan living and kitchen, featuring granite benchtops, a dishwasher, breakfast bar, and ample cupboard and bench space. This opens directly to the central alfresco entertaining space, accessible through stacking red cedar doors. Additionally, the ground floor includes a guest toilet, a laundry with external access, and convenient under stair storage. Moving upstairs, you'll find the master bedroom is complete with a large ensuite featuring a spa bath, walk-in robe, and access to a private balcony. Bedroom two also enjoys direct views of the balcony, while bedroom three offers a built-in robe. The main bathroom is well-appointed with a semi-frameless shower and a deep bath, providing a luxurious retreat. Step outside to discover a private entertaining area, perfect for alfresco dining, surrounded by low-maintenance, irrigated gardens—an idyllic setting for enjoying summer evenings with friends and family. Additional features of this exceptional property include a double garage with automatic roller doors, ducted reverse-cycle air conditioning throughout for year-round comfort, as well as an intercom and security system, providing peace of mind for the residents. Situated in the ever popular suburb of Somerton Park, discover an assortment of local cafés and restaurants and indulge in a refreshing ocean swim mere moments away. Effortlessly commute to the CBD via public transport. Located within the coveted zones of Brighton High School and Paringa Park Primary School, this residence is also close to Sacred Heart College and St Peters Woodlands.

What we love:

- Short walk to Somerton Beach
- Elegant, immaculate, and stylish interior
- Generous central living and dining area
- Kitchen with granite benchtops and breakfast bar
- Master bedroom with ensuite, spa bath and walk-in robe
- Private entertaining area for alfresco dining
- Low-maintenance, irrigated gardens
- Double garage with automatic roller doors
- Ducted reverse-cycle air conditioning
- Intercom and security system

Specifications:

- Community title
- Year of build - 2001
- Council rates - \$2,106.20 per annum
- ESL - \$475 per annum
- Land size - 247sqm (approx.)
- Water rates - \$74.20 per quarter
- Sewer rates - \$161.18 per quarter
- Community fees - \$705 per annum

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.