

3/52 Cedar Avenue, Brighton, SA 5048



Unit For Sale

Friday, 3 May 2024

3/52 Cedar Avenue, Brighton, SA 5048

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 148 m2

Type: Unit



Jack Rowe
0435457380



David Ferrari
0431073140

Best Offer By 20/05 (USP)

Located in the heart of the ever-popular Brighton suburb, this home presents an inviting opportunity for those seeking a blend of comfort and convenience in a desirable location. This two-bedroom unit promises an effortless lifestyle with its well-considered floor plan and thoughtful features, situated just moments from the essential amenities and the vibrant seaside charm of Brighton Beach and located within the Brighton High School Zone. Upon entering the property, residents are welcomed into a spacious lounge room that exudes a sense of warmth and relaxation. Natural light filters through the living space, creating an environment ideal for unwinding or entertaining guests. The adjacent well-equipped kitchen, offering ample space for meal preparation and storage, as well as a pleasant outlook over the lounge area. Additionally the unit boasts two generously sized bedrooms, each fitted with built-in wardrobes, along with secure off-street parking in the carport. Be it an investment, a downsize, or a first-time purchase, this property presents a rare chance to claim your own slice of beachside convenience.

Key Features: - Two bedrooms, each with built-in wardrobes - Spacious lounge area leading to a well-equipped kitchen and dining- A central bathroom equipped with bath, shower, and vanity- A separate toilet for convenience and privacy- Air conditioning to ensure a comfortable climate year-round- An internal laundry room adding an essential layer of practicality to the home- Secure parking provided with a dedicated carport- An outdoor entertainment area to host small gatherings- Proximity to schools, shops, and transport, making daily commutes effortless

Situated in one of South Australia's most highly sought-after coastal suburbs, just minutes from the golden sands of the popular Brighton Beach and cosmopolitan Jetty Road, with cafes, renowned restaurants, Patritti Winery, and picturesque reserves all within close proximity. With reputable schools such as Brighton High School, Seaview High School, Brighton Middle School, Sacred Heart Senior School, Darlington Primary School, and direct access to the Brighton Train Station, and Marion Bus Interchange for public transportation, you're ideally placed to enjoy a lifestyle of high convenience. This is a fantastic, family-friendly location.

Specifications: Land Size / 148 M2 Year Built / 1978 Council / Holdfast Bay Rental Appraisal: \$470 per week Council Rates / \$297 PQ Community Title Rates / \$510 PQ Water Rates / \$220 - \$250 PQ 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. RLA 254416