

3 Ilfracombe Avenue, North Brighton, SA 5048



Sold House

Saturday, 12 August 2023

3 Ilfracombe Avenue, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Adam Keane
0882928300

\$1,175,000

Located just minutes away from the beach and positioned to the west of Brighton Road, this two-storey, courtyard family home offers the perfect blend of style and convenience. Ideal for families in search of a low-maintenance lifestyle, this property is situated directly across from the well-regarded and zoned Brighton Secondary School. Immaculately presented, step into a world of elegance. At the front of the home, you'll find the formal lounge room which seamlessly connects with the paved alfresco entertaining area. The light filled, open plan living/dining area flows through to the well designed kitchen which features a 900mm stainless steel oven & gas cooking, dishwasher and high quality cabinetry. This also opens to the spacious, private entertaining area which allows for hosting delightful gatherings with family and friends. On the lower level, the master bedroom awaits, featuring a stylish ensuite and a separate walk-in robe. Moving upstairs, three wonderfully spacious, carpeted bedrooms share the first floor with a three way bathroom and a separate walk-in robe. Other features include ducted reverse cycle air-conditioning, ample storage solutions throughout, two single auto garages with interior access and two additional parking spaces for off-street parking. Minutes to the iconic Jetty Road, with its popular cafés, restaurants and bars, adding an unrivalled and well-known vibrancy to this iconic stretch of Adelaide's coast. Quality education options abound with Brighton Secondary directly opposite, McAuley Community School & Sacred Heart College nearby and within zoning for Paringa Park Primary. Experience the beauty of living on a tree lined street, within a community of exceptional residences - this home is guaranteed to create an enduring impact. What we love:

- Low maintenance, coastal living
- Open plan living
- Gourmet kitchen with stainless steel appliances
- Master bedroom with ensuite and walk-in robe
- Plush carpeting in bedrooms upstairs
- Plantation shutters throughout
- Ducted reverse cycle air-conditioning
- Excellent storage options
- Convenient guest powder room on the lower level
- Two single auto garages, both with internal access
- Additional off-street parking for two more vehicles

Zoned for Brighton Secondary School and Paringa Primary School. Auction: 26th August 2023 at 2:00pm (unless sold prior). Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.