

**3 Patricia Street, Hove, SA 5048**



**House For Sale**

Friday, 14 June 2024

3 Patricia Street, Hove, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 384 m2**

**Type: House**



**Matt Smith**

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## Contact Agent

Nestled along a quiet and peaceful street, this well-presented home is perfect for those seeking comfort and convenience. Upon entering, you'll find a spacious formal sitting area alongside a versatile study, home office, or formal dining area. Double French doors open to the heart of the home; the open-plan kitchen, living, and meals area, well-equipped with generous bench space, a breakfast bar, ample storage, and quality stainless-steel appliances. Large windows offer lovely garden views and an inviting, light-filled ambience that continues throughout. Glass French doors allow the living area to extend outdoors, to the undercover entertaining area and a tranquil rear courtyard with established gardens, ideal for relaxing or hosting outdoor events. The home features three light-filled bedrooms; the main bedroom includes an ensuite and a walk-in robe, while the other two bedrooms have built-in robes and share a centrally located main bathroom. More to love: -☑Ceiling fans in all bedrooms, one in open plan living-☑Ducted evaporative cooling & ducted gas heating throughout-☑Additional split system in study/sitting room-☑Stainless-steel Miele oven, cooktop and dishwasher-☑Generous paved undercover entertaining area with ceiling fan-☑Double side-by-side garage with dual-access roller doors, plus additional driveway parking for added convenience-☑Lush established gardens surround the home-☑Mature fruit trees in front garden-☑Private and secure on an easy-care allotment-☑Solar panels-☑Roller blinds throughout-☑Light-filled, open plan living Perfectly positioned for a lifestyle of convenience, with easy access to transport, local parks, Brighton Oval, SA Aquatic and Leisure Centre and Westfield Marion. Enjoy a quick commute to the city and the beach is just a 5-minute drive away. The property is zoned for the sought-after Brighton Primary School and Brighton Secondary School with prestigious schooling options such as Sacred Heart College and Westminster School also near-by.