

31 Parry Avenue, Somerton Park, SA 5044

House For Sale

Tuesday, 7 May 2024

NOAKES
NICKOLAS

31 Parry Avenue, Somerton Park, SA 5044

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 727 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

\$2M - \$2.2M

Best Offers By Monday 27th of May at 10am (Unless Sold Prior). Completed to a high standard in 2012 by Regent Homes and updated in 2020, this generous heritage inspired custom contemporary home is ready to provide luxurious single storey living in the heart of coastal Somerton Park. Presenting with enduring street appeal, step under the porch to enter the central hall and encounter a modern family floorplan. Including five bedrooms, three bathrooms and two living spaces, a spacious double study, plus an enclosed alfresco space, with quality features throughout including plantation shutters and quality ceramic tiles. Step into the entry onto impressive monochrome tiles and take in a stylish tray ceiling, feature LED lighting and the lengthy hall ahead. To your right, find the first bedroom and the fully-tiled spacious main bathroom, offering a practical three way configuration, large shower and spa-bath. Across the hall, the double study includes extensive custom built-in storage to one wall, creating an ideal work from home or study setup for more than one member of your household to share with ease. Four more bedrooms include large windows and more plantation shutters for privacy with style, while the main bedroom suite levels up with a sizeable walk-in robe with custom Farquhar cabinetry and a fully-tiled ensuite with double vanity. You'll love entertaining and relaxing in the open plan living, located at the heart of the home and connecting the rear bedrooms and second living, outdoor living, and kitchen with ease and style. A sleek kitchen boasts custom cabinetry and ample storage, plus Bosch appliances including a steam oven, combined microwave/convection oven, dishwasher and a chic breakfast bar set along your Caesarstone counter, perfect for casual breakfasts and Friday night drinks. The outdoor entertaining is highly functional thanks to its enclosure within multiple sets of glass sliding doors with ample natural light, allowing you to open up to the swimming pool during summer and activate an additional large living space during the cooler months. Wrapped in glass fencing and quality paving, between the pool and Somerton Beach you're spoilt for swimming options in this Somerton Park home, while garden maintenance is kept to an absolute minimum with private paved outdoor spaces for you to enjoy. Enjoy great green local facilities including dog parks, ovals and squash courts to the end of the street, plus local surf life saving clubs, Marion Outdoor Pool and Marion Leisure & Fitness Centre, plus convenient shopping and dining at Jetty roads Glenelg and Brighton. Perhaps most importantly, embrace your proximity to the vast Esplanade and coastline, stretching to Seacliff to the south and well beyond Glenelg to your north. Polished and premium, this stylish home offers quality and comfort at every turn from the lovely family friendly community that surrounds Parry Avenue. Features to love: -Fully-tiled and lit heated swimming pool with heat inverter-Reverse cycle ducted A/C throughout-Secure double garage with rear access and further secure off-street parking behind electric gates-Bill-reducing solar system and upgraded in 2020-Gas hot water system-1000L rainwater tank-Moments to public transport along Brighton Road-Zoned to the coveted Brighton Secondary and Paringa Park Primary, close to St Peter's Woodlands, Sacred Heart College and within the catchment area for Ballara Park Kindergarten-Just 1.2km to Somerton Beach, 2.7km to Westfield Marion and 9km to the Adelaide CBD Land Size: 727sqm Frontage: 17m Year Built: 2011 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2958 SA Water: \$269.91 PQES Levy: \$242.75 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.