

**32 Stewart Street, South Brighton, SA 5048**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 10 January 2024

**32 Stewart Street, South Brighton, SA 5048**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Noakes  
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## \$1.15M

Auction Thursday 25th January at 6pm (Unless Sold Prior). Just 1km from the sandy shores of South Brighton, this 2022 build by Oakford Homes cleverly utilises a 320m<sup>2</sup> allotment in South Brighton. Upon arrival into the home, the entry way boasts a 3.0m high ceiling with patterned tiled floor and feature lighting that sets the tone for a tastefully stylish home with impressive finishes. Offering three bedrooms and a study that could be converted to a fourth bedroom, enjoy a customised floorplan that allows plenty of room for all. Along the hall, find two double bedrooms including built-in robes, while the main bedroom includes a walk-in robe and very chic ensuite. Equally as chic is the very large main bathroom that opens up to a gorgeous freestanding bathtub. Follow the hallway into the open plan living and take in the expansiveness of the room. Displaying raked ceilings up to 4.6m in height, with high scaled windows offering an abundance of natural light. A luxurious feature pendant light and fireplace add a sense of luxury. The gourmet kitchen will be sure to please home cooks. Centering around a stone-topped island bar, enjoy feature pendant lighting, fresh white cabinetry, café style freestanding oven and a fabulous butler's pantry with a double sink and dishwasher. Enjoying a north-westerly orientation, prime for afternoon entertaining, with boutique bi-fold doors connecting the dining with a large undercover deck. It's the perfect private sanctuary for anyone wanting to enjoy a relaxed and serene lifestyle. Fitted with many premium upgrades and extras including a 12.5kw reverse cycle ducted air conditioning, ample lighting throughout, and 6.6kw solar system, to name a few. This flexible home will appeal to families, couples, professionals, retirees and investors alike. Enjoy a fantastic location close to some of Adelaide's best beaches, encouraging esplanade strolls, sunrise swims and sunset picnics on the sand. Embrace the convenience of Foodland - Brighton, pick up your morning coffees at C.R.E.A.M or Alimentary Eatery at the popular Jetty Road in Brighton and enjoy the good life by the sea in South Brighton. More features to love:- 2 bathrooms with a separate powder room to provide a third toilet- 2.7m high ceilings - Daikin 12.5kW reverse cycle ducted A/C with Wifi operated Energy Wise Platinum II zoning system and 6 star rated insulation to home - Secure double garage and further off-street parking - Stone benchtops in the kitchen - 125mm skirting boards throughout the home - 900mm freestanding oven and canopy range hood - Aggregated exposed concrete driveway - Blackbutt timber decking covered by a high-pitched veranda - Instant gas hot water system - 6.6kW solar system with inverter - Easy access to public transport along Brighton and Seacombe roads - Just 1km to South Brighton Beach, 1.5km to Westfield Marion and 11.5km to the Adelaide CBD - 0.5km to the Seacliff Train Station connecting through to the Adelaide CBD - 400m to a childcare centre - Zoned to Brighton Primary and Brighton Secondary, and walking distance to Sacred Heart College. Land Size: 320sqm Frontage: 10.50m Year Built: 2022 Title: Torrens Council: City of Holdfast Bay Council Rates: \$1684 PASA Water: \$220 PQES Levy: \$176 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.