

32A Cecelia Street, North Brighton, SA 5048

House For Sale

Friday, 3 November 2023

32A Cecelia Street, North Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 391 m2

Type: House



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Price Guide \$1,600,000

What an opportunity with this sensational two storey home being built by the award-winning master builder Cohen Developments, with design by leading Adelaide architects D'andrea's. Cohen Developments are renowned for their attention to detail, exquisite finishes, high quality and turn key approach to building, along with the rare ability to complete their projects on time. Expected completion is February 2024, allowing ample time to make plans around moving. The location will not disappoint with easy access to the stunning beaches nearby, high demand schools in Paringa Primary, Brighton High and Sacred Heart College. Great shopping locally at Westfield Marion or Jetty Road, Glenelg, good transport, parks and recreation all add up to a superb lifestyle. With a highly sought after northern rear aspect, and sited on a popular modern sized allotment of 391m², maintenance will be at a minimum. Contact agent for further information.

What you will love about this home - 3 oversize bedrooms, bir's to beds 2 and 3- Large walk-in robe and ensuite to ground floor master bedroom - Huge open plan downstairs living and dining with northerly aspect- Designer kitchen, with walk in pantry, stone tops, soft close drawers and high quality Stainless steel appliances- Second full bathroom upstairs, additional ground floor 3rd toilet, full height tiling to bathrooms- Frameless screen to ensuite, semi frameless to main bathroom- 2nd upstairs family or activities area with study nook option- Well-appointed laundry with under bench washing machine provision- Generous undercover alfresco area with sink, barbeque and fridge- All external paved areas in exposed aggregate concrete- Auto irrigation and landscaped gardens- Steel spine staircase with Tasmanian oak treads and glass balustrade- Window hoods to upper storey- Concealed blind pelmets to upper storey south elevation- Laundry chute from upper storey to laundry below- Underfloor heating to extended living areas and ensuite on lower level- 6.6 kw solar system installed- 3 phase power- Prewired for free to air tv, ethernet for pay tv, pre wired for nbn, tv aerial installed- Intercom and tri lock hardware or similar to entry- Reverse cycle Daikin air conditioning, 2 systems, 1 to upper and 1 to lower, instantaneous gas hot water services by 2- Clothesline and letterbox installed- Square set cornices, 90mm skirting, 70mm architraves- 600 x 600 tiles to lower extended floor areas- Flush panel solid core doors internally with satin chrome hardware- Flush panel waterproof solid core doors externally- 3 metre western red cedar front door- 3 metre ground floor ceilings, 2.7 metres upstairs- High quality fixtures and fittings

Property Details: Council: City of Holdfast Bay For further information please contact Peter Hurcombe. Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 279730