

35 High Street, South Brighton, SA 5048

CENTURY 21

House For Sale

Friday, 29 March 2024

35 High Street, South Brighton, SA 5048

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 919 m2

Type: House



Jarrah Holmes

Expressions of Interest

Welcome to 35 High Street, South Brighton - an extraordinary residence exuding contemporary allure, eagerly anticipating its new owner in a desirable location just *900m from the beach. Close enough to catch the salty breeze while relishing the morning sun with a cup of coffee on the balcony, this home promises a lifestyle of coastal bliss. With five generously large bedrooms, designed in mind with parents living upstairs and children downstairs offering a private sanctuary for relaxation, this home caters to every family member's desire for comfort, epitomising on practicality and elegance. Upon entering, you are welcomed by the entry hall which seamlessly flows into an inviting dining area that effortlessly transitions into the modern kitchen. Adorned with sleek modern benchtops, a stainless-steel oven, and dishwasher, the kitchen has ample bench and cupboard space and a walk-in pantry for added storage convenience. Seamlessly connected, the kitchen and living areas feature stacker doors that lead to the semi-enclosed alfresco space boasting a hardwood deck, dimmable lights, and a resort-style ceiling fan. Moving outside, you are immediately impressed by the beautifully maintained yard of 145m² of Kings Pride Buffalo lawn with subsurface irrigation. The lawn and veggie garden have an automated irrigation system that can be supplied by mains water or the 11,000L rainwater tank. One of the many highlights of the home includes a shed that has two roller doors, a mezzanine and storage area, epoxy painted floor, the walls are fully insulated and lined with plywood, insulated roof, cooled or heated with a reverse cycle air conditioner which is located at the rear of the property for added benefit. Ascending upstairs, discover two additional bedrooms, including the luxurious master retreat boasting walk-in robes and luxurious ensuite complete with floor to ceiling tiling, corner spa, twin shower, and laundry chute. Explore an additional open living area and kitchenette, perfectly complemented by sliding doors that reveal the balcony, beckoning you to soak in the mesmerising hues of the ocean's sunrise or sunset. Equipped with a built-in outdoor kitchen BBQ, gas heating, and fully enclosed with zip-track blinds, this space is generously sized to accommodate up to 10 people, ensuring unforgettable outdoor gatherings. Key Features: * Ducted reverse cycle air-conditioning * Built-in robes * Large Balcony with outdoor BBQ & kitchenette * Low maintenance gardens, ensuring easy upkeep * 11,000L rainwater tank * Garage workshop/ Store / Mezzanine * 5.13 kW of solar panels, reducing energy costs * Hard wired security cameras (3 out the front, 1 in the shed) * Carport with 3.5m x 2.5m (opening to suit a large van, four-wheel drive, caravan or boat) * Driveway allowing access to the rear shed Additional Information: Council Rates Notice: $\$1,254.00$ Annually (City of Holdfast Bay) Emergency Service Levy: $\$239.00$ Annually SA Water: $\$540.54$ Quarterly Perfectly situated within walking distance to Seacliff Beach and Brighton Beach, this location offers convenience and lifestyle. Families will appreciate the proximity to reputable schools such as Seacliff Park Primary School, Marymount College, and Sacred Heart Senior College. Enjoy the convenience of Brighton Central and local parks just moments away. Additional amenities include the SA Aquatics Centre and Westfield Marion for all your shopping needs. With easy access to Flinders University, Flinders Medical Centre, this is a prime opportunity for the discerning buyer. Seize this opportunity and arrange a viewing now! Jarrah Holmes 0430 145 991 "Connecting Property & People" * Approximate ** 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 262459