

37 Oleander Street West, South Brighton, SA 5048

**NOAKES
NICKOLAS**

Sold House

Friday, 18 August 2023

37 Oleander Street West, South Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

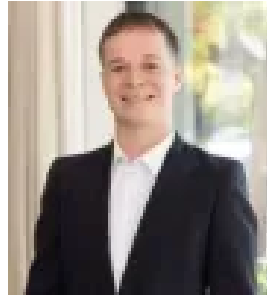
Parkings: 3

Area: 692 m2

Type: House



Simon Noakes
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Jake Billich
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\$1,860,000

Best Offers by Wednesday the 30th of August at 9AM (Unless Sold Prior). Ready to transform your family's home life just in time for the sunshine? Rising with two storeys of chic street appeal over Oleander Street, this wonderfully updated family entertainer offers a contemporary home base seconds from the Esplanade in South Brighton. Established gardens of tiered stone walls, lawn and garden beds precede a mid-50's façade defined by walls of windows and an indulgent balcony extending over the garage. Arriving at the front door, step into the entry and you're immediately welcomed by a glorious open plan living space, beginning with the lounge. Fabulous custom built-in cabinetry frames a feature gas heater, teaming up with full-length sheer curtains and pendant lighting to create a wonderful winter cocoon. A fantastic family kitchen centres around a lengthy Caesarstone island breakfast bar under illuminating pendants, with another to define the dining. Enjoy stainless steel appliances including a large gas cooktop, oven and dishwasher, a chic tiled splashback, a walk-in pantry, and plenty of counter space to get everyone involved. From the dining, vast bifold doors create an irresistible indoor/outdoor flow out to the verandah, magnificently defined by stylish timber. Just imagine summer living here. An incredible outdoor living space will please entertainers and families alike. From the large inground glass-wrapped swimming pool to the spacious lawns and the towering tree backdrop, settle onto the patio and enjoy views over it all. A spacious bedroom is tucked off its own hallway on the ground floor. Enjoying all day natural light and a walk-in robe, an adjacent powder room offers convenience at all hours. Upstairs, three carpeted bedrooms, including a generous and potential master bedroom, and the two bathrooms makes for an ideal family's sleeping quarters. Two bedrooms are fitted with built-in robes, while the master offers a well-sized walk-in robe. All enjoy that wonderful northerly orientation. Two beautiful modern bathrooms are decked out with impressive floor-to-ceiling tiling and feature basins, with a large shower for one, and a kid-friendly bath in the second. Last but not least, a dedicated study or reading room flows out to that balcony over the garage, providing a wonderful place to retreat to read, study, or enjoy a cuppa or a vino. Gloriously appointed and cleverly considered, this luxurious four-bedder is ready to please its next family in South Brighton. Ideally located with the beach at the end of your street, prepare for summers on the sand and endless possibilities for enjoyment from the suburban coastline. Everyday shopping is a breeze at Brighton Foodland. Explore local dining including The Good Tiger and Beach Bum, while the Seacliff Beach Hotel is awaiting your patronage at sunset. For a home and location that spoils every member of your household, the search is well and truly over on Oleander. More features to love:- Fibreglass solar-heated swimming pool installed 2018- Reverse cycle split system A/C downstairs, evaporative ducted cooling upstairs, ceiling fans to bedrooms and gas heater in lounge- Secure garage and plenty of further off-street parking- Bill-reducing 22 panel solar system installed 2021- Gas hot water system- Powered shed and chicken coop- Zoned to Brighton Secondary and Brighton Primary schools, close to Sacred Heart and Immanuel Colleges and within the catchment area for Seacliff Community Kindergarten- Easy access to buses along Brighton Road and 300m to Brighton Train Station- Just 170m to the Esplanade, 2km to Westfield Marion and under 12km to the Adelaide CBD Land Size: 692sqm Frontage: 18.62m Year Built: 1954 Title: Torrens Council: City of Holdfast Bay Council Council Rates: \$2,680 PASA Water: \$285.26 PQES Levy: \$257.90 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.