

**37b Neath Avenue, Dover Gardens, SA 5048**



**House For Sale**

Tuesday, 23 April 2024

37b Neath Avenue, Dover Gardens, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 379 m2**

**Type: House**



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Travis Denham

## Offers Close By Monday 6th of May at 12pm (USP)

Michelle Draper & Travis Denham are thrilled to present to the market, 37b Neath Avenue, Dover Gardens. Custom built in 2020, this contemporary Torrens Titled residence sits on approximately 379m<sup>2</sup> of land in the prime location of Dover Gardens (bordering South Brighton). This modern residence showcases contemporary design features within a flexible floorplan that epitomizes both style and functionality. Generously proportioned interiors including 2.7m ceilings are meticulously crafted to meet the needs of contemporary living, with a thoughtful inclusion of plantation shutters and sheer curtains throughout the home. The presence of two distinct living areas offers versatility and customization, catering to various lifestyle preferences. This delightful residence is enhanced by three generous sized bedrooms. The master bedroom is a standout feature, featuring a spacious walk-through wardrobe leading to a luxurious private ensuite. Nestled towards the end of the wide hallway awaits the spacious open plan living and dining area. Here, indoor and outdoor spaces seamlessly converge, creating an inviting atmosphere that is perfect for entertainment and relaxation. At the rear of the home, you'll also find a generous lawn area, perfect for children and pets with plenty of space and future potential to incorporate a spa or plunge pool should you desire. What truly sets this beautiful home apart, however, is its versatile coastal location! A truly seamless blend of coastal living, shopping convenience and social opportunities. Public transportation is easily accessible, with the Marion Bus Interchange and Brighton & Seacliff Railway Stations just a short distance away, ensuring effortless commuting options. A plethora of nearby school and kindergarten options are also available offering convenience for families with young or school-aged children. Among the features of this home that we adore are:

- Versatile coastal location.
- Close proximity to schools, Flinders University, Marion Shopping Centre, Flinders Hospital, Jetty Road Brighton and Patritti Winery.
- Quality custom build with modern finishes, 2.7m ceilings and LED downlights throughout.
- 3 generous sized bedrooms all with ceiling fans. The Master features a private ensuite & walk-in robe. Bedrooms 2 & 3 with mirrored built-in robes.
- Versatile second living area.
- Large main bathroom with separate bath and shower.
- Ducted reverse cycle air conditioning.
- Plantation shutters, blinds and sheer curtains throughout.
- Open plan living at its best – including a 5-burner Smeg gas cooktop & Smeg 900mm oven, dishwasher and ample cupboard space.
- Gorgeous timber-style floating floors that complement the neutral palette in the spacious open plan kitchen, living & dining areas.
- Ample additional storage space and linen cupboards.
- Large laundry with plenty of cupboard space and direct access to outside.
- Generous sized, low-maintenance backyard and patio area.
- Exposed aggregate driveway extending to the rear patio.
- Garage with an automatic/remote panel door, providing direct access into the home as well as to your rear yard.
- 25 minute commute to the Adelaide CBD.

Don't miss this exceptional opportunity to secure yourself contemporary and versatile coastal living in this beautiful home. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd