

4 McLaughlan Avenue, North Brighton, SA 5048

**NOAKES
NICKOLAS**

Sold House

Wednesday, 3 April 2024

4 McLaughlan Avenue, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 738 m2

Type: House



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Contact agent

Best Offers By Monday 22nd of April at 10am (Unless Sold Prior). Favourably located close to Brighton Beach from a quiet no-through road that finishes at Bowker Oval and Playground, this four-bedroom 2009 Torrens titled home offers sumptuous single storey living ideal for a family in North Brighton. Sitting proudly behind majestic twin palm trees, a stylish brick and hebel façade faces south, equating to an advantageous rear north-facing open plan living and pool area. Passing over the polished, protected verandah, step into the generous entry between stylish tiles and tray ceilings to encounter the first living room to your left, a generous space to relax between quality features that include 3m ceilings, contemporary cornicing and new floating timber floors. Across the hall, the spacious main bedroom suite enjoys large windows with garden views, a fully-tiled modern ensuite, and a walk-in robe. A wide hallway guides you to the open plan living, where you'll love spending your summers and winters in equal parts. Enjoy highbrow features including a feature fireplace, more space-defining cornicing, plenty of entertainment unit storage, and a sleek modern kitchen. Enjoy vast stone benchtops and breakfast bar, 2pac style cabinetry, stainless steel appliances, and a large walk-in pantry that connects you to the double garage for convenient home entry. Generous sets of glass sliding doors and windows frame the outdoors while ensuring plenty of natural light penetrates your space throughout the day. Tucked off a separate hall you'll find three more bedrooms, a study with built-in desk, the laundry, and the three-way main bathroom, complete with a family-friendly spa bath and large shower. Two of the bedrooms include built-in robes, while towards the rear, the largest bedroom enjoys French doors that open onto the pool area, creating a sense of everyday luxury. A stylish Alfresco makes for a true second dining space, complete with ceiling fans and chic tiles, while good neighbour fencing and an easy-care rectangular lawn rounds out the picture for your private, very low-fuss outdoor living. Luxuriously appointed and cleverly updated, this contemporary home will present favourably to the modern family, entertainer and investor alike in blue chip North Brighton. Enjoy a plethora of local cafes including Summertown Studio plus CREAM, The Seller Door and more dining spots along Jetty Road, Brighton. Embrace your new coastal proximity and join Somerton Surf Life Saving Club or form your own rhythm of morning dips and weekend Esplanade adventures. It's all possible from your quiet suburban spot in North Brighton, McLaughlan Avenue. More features to love:— Solar heated salt chlorinated swimming pool with new chlorinator and pool filter— Ducted reverse cycle A/C throughout plus ceiling fans to bedrooms and outdoor living— Large double garage and further off-street parking behind secure electric gates— Secure alarm system with 4x surveillance cameras with smart phone connectivity— 3kW solar system installed 2011— Gas hot water system— 23,000L rainwater tank plumbed to house— Zoned to Brighton Secondary and Paringa Park Primary, close to Westminster School and Immanuel College and within the catchment area for Ballara Park Kindergarten— Easy access to public transport along Brighton Road plus Hove Railway Station— Just 1.5km to Brighton Beach, 1.7km to Westfield Marion, and 9.3km to the Adelaide CBD Land Size: 738sqm Frontage: 19.4m Year Built: 2009 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2758.15 PASA Water: \$285.26 PQES Levy: \$257.9P 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.