

**4 Old Beach Road, Brighton, SA 5048**



**Sold House**

Friday, 18 August 2023

4 Old Beach Road, Brighton, SA 5048

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 839 m2**

**Type: House**



Travis Denham Denham  
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**\$1,182,000**

Travis Denham and Michelle Draper are excited to present this incredible property to the market, located at 4 Old Beach Road, Brighton. Have you been dreaming of up-sizing to a prominent family home, just moments away from the stunning Brighton coastline? Here's your opportunity to make that dream a reality. Nestled amongst other quality properties, this character filled home offers an extensive 200 sqm of internal living, inclusive of four generously sized bedrooms, two living areas and a delightful outdoor entertainment space to the rear. This property is packed with features you'll be sure to love. Showcasing quality yet original designs, complimented by contemporary touches and updates throughout, three meter high ceilings, timber floorboards and large picture windows; this property exudes a warm and welcoming ambiance. The open plan living and dining space caters perfectly to those who love to entertain, offering seamless access to the outdoor entertainment area. With a stunning slow combustion heater, heated flooring and split system within this space, enjoy entertaining in optimum temperature control, all year-round. The newly updated kitchen is sure to catch your eye, featuring an abundance of white cabinetry complimented by a dark speckled benchtop and a tiled splashback. Appliances include a gas cooktop with rangehood, oven and dishwasher, as well as plenty of additional space for your fridge and microwave. The second living area caters to a variety of purposes, whether that be a rumpus room, home cinema, or family room - the choice is yours. Four quality bedrooms complete the home, each of which are generously sized, allowing an abundance of space for you to customise as per your personal preferences. Bedrooms one, two and four all benefit from stunning open fireplaces. For your comfort, the master bedroom and bedroom two are also fitted with a split system. For all your storage needs, bedroom three is complete with a built-in wardrobe. The layout of this floorplan is exceptionally functional with all four bedrooms within close proximity to the home's main bathroom. The bathroom is absolutely stunning, with a large timber style vanity featuring 'His and Hers' sinks, a walk-in shower and a full-sized bathtub. In addition to the impressive interior of the home, you'll be sure to love what's outside. The front of the home presents beautifully, with a stunning array of trees, plants and shrubbery aligning the path leading up to the front porch. For storage of your vehicles there is a single carport extending a generous 2.96m x 12.59m. Positioned under a flat pergola, the outdoor entertainment area is perfect for hosting family and friends all year round. Ideal for the growing family, there is a generous lawn area for you to utilize however you desire. There is an extensive shed positioned to the rear of the yard which caters perfectly to the savvy handyman or aspiring 'Greenthumb,' for storage of tools and equipment. As far as location goes, you simply cannot get much better than this. Within close proximity to Seacliff Primary School, St Leonard's Primary, Immanuel Primary School, Brighton High School, Immanuel College, and Westminster College - all your school needs are covered. Public transport is sure to be a breeze just moments away from Brighton Railway Station. Angus Neill Reserve, plus many more nearby provide a place to take the kids and pets during those warm sunny months. Not to mention you're within walking distance to Windsor Cinema and there are a number of great cafes and restaurants to enjoy, and of course you are right by Brighton Beach and Esplanade. Great shopping availability is nearby at Jetty Road Brighton, Harbour town or Marion Shopping Centre and commuting to the Airport, a number of Golf Clubs & Sporting Precincts makes this the most perfect location for young homeowners, families raising children or for those who may want to retire. 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