

42A Margaret Avenue, North Brighton, SA 5048

NOAKES
NICKOLAS

House For Sale

Friday, 26 January 2024

42A Margaret Avenue, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 384 m2

Type: House



Zac Watts

0448217726

Contact Agent

Set to make way for an architecturally designed dual-level residence, this cleared 384sqm parcel is ready to see an exemplary beachside home crafted to provide some 324sqm of inspired interior living, brought to life by JNS Constructions (established 1997) a highly reputable boutique builder. Reflecting the calm coastal surroundings, the street appeal is second-to-none - elevated by feature timber batten screening, crisp white render, and brought to life by the verdant greens of mature native landscaping. Bursting with luminous natural light, the ground floor offers laundry, powder and mud rooms, along with a coveted downstairs master boasting ensuite and walk-in robe, open-plan kitchen, living and fluid alfresco connection. The second level forms the perfect hub for the younger generation, beginning with a sunny retreat before extending to three generous bedrooms boasting built-in robes and centrality to a luxury-appointed main bathroom. As you watch your bespoke residence crafted from the ground up, reap the rewards of direct daily communication with the experienced boutique builder - conveniently constructing their own residence to the same hi-spec standards right next door. Catering to families, professional pairs and downsizers thanks to that desirable downstairs master, everyone is guaranteed to love the perfect position within a high demand pocket of popular North Brighton, promoting an outdoor lifestyle on the doorstep of Good Neighbour Gardens, Bowker Oval and just a 1.7km stroll from the Esplanade. With a cleared site and preliminary planning approval already in place, you'll be basking in your new coastal home base in no time at all. Contact Zac Watts for further information. Even more to love:- 384sqm cleared Torrens-titled allotment- High-end reputable builder - JNS Constructions- Luxuriously appointed throughout- Customisable contract & final finishes- Double garaging- Four bedrooms- Two living zones- 2.5 bathrooms- Semi-freestanding bath- 900mm gas cooktop & electric oven- Dishwasher & walk-in pantry- Mud room- Study nook- Outdoor alfresco entertaining- Aggregate drive & pathways- Ducted reverse cycle air conditioning- Gas fireplace- Zoned for Paringa Park Primary (400m) & Brighton Secondary (800m)- Walking distance to bus stop & Hove train station- Quick dash to local shopping amenities & Westfield Marion- Just 10km to the CBD Land Size: 384SQM Frontage: 9.00m Title: Torrens Council: City of Holdfast Bay Council Rates: SA Water: ES Levy: 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.