

48 Struan Avenue, Warradale, SA 5046

HARRIS

Sold House

Wednesday, 8 May 2024

48 Struan Avenue, Warradale, SA 5046

Bedrooms: 2

Bathrooms: 2

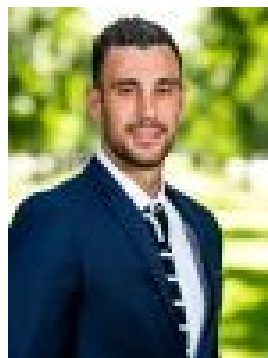
Parkings: 1

Area: 185 m2

Type: House



Guy Barrett
0405663406



Sam Johns
0437885776

\$818,000

Just a 4-minute drive - or leisurely jog - from Brighton's sands, this 2022-built, Torrens titled triplex takes the functionality of a standalone family home and repackages it into a breezy, modern 2-bedroom pad for downsizers, career-conscious professionals and single-child families drawn to the ocean. Fronted by a slick facade and landscaped gardens, this bright and airy home combines two spacious bedrooms - one ensuite - with the one thing every modern home should have: open-plan living. And you shall have the kitchen you've always wanted thanks to its low-profile engineered stone benchtops, shimmering stainless steel appliances, storage low and high, and a breakfast bar that obliges when all you want to do is pull up a stool and tuck into a reheated version of last night's dinner. If you're the type to take meal time a little more seriously, there's room for a dining table atop the scratch-resistant timber-look floors. Yet something tells us you'll always gravitate to the alfresco pavilion with a louvred roof that lets light in at the push of a button - and closes automatically the moment it senses a drop of rain. It's a nifty, no-fuss home with the added bonuses of 2.7m-high ceilings, ducted r/c, plenty of storage and a lock-up carport. Love every minute in it. Love every minute of the lifestyle it affords, just a stroll from the hidden gem cafes, public transport, parks, playgrounds and tennis courts that make Warradale a pretty special place to live. See you at the beach. More to love:- Built in just 2022 by Cohen Developments - Feels and looks like a standalone home - Storage includes built-in robes to both bedrooms - Sleek ensuite, main bathroom and European style laundry - Remote entry to lock-up carport - Ducted R/C - Fully alarmed - Landscaped gardens with auto watering system - Gas cooktop - Square set ceilings and LED down lighting - Secure rear courtyard - Zoned for Brighton Secondary School - A short drive from local shops and Westfield Marion - And much more

Specifications: CT / 6270/637 Council / Marion Zoning / HDN Built / 2021 Land / 185m² (approx) Frontage / 9.36m Council Rates / \$1148pa Emergency Services Levy / \$130pa SA Water / \$155.56pq Estimated rental assessment / \$550 to \$580 per week / Written rental assessment can be provided upon request

Nearby Schools / Brighton P.S, Warradale P.S, Darlington P.S, Marion P.S, Brighton Secondary School, Springbank Secondary College

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