

49 Folkestone Road, South Brighton, SA 5048

**NOAKES
NICKOLAS**

Sold House

Saturday, 18 November 2023

49 Folkestone Road, South Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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AUCTION CANCELLED - SOLD PRIOR If the timing's right for a sea change, secure this South Brighton beauty just in time for the predicted long summer ahead on Folkestone Road. Ideal for families and entertainers alike, this double brick late 60's home and sleek extension offers four bedrooms or the option of three bedrooms and a study, two living areas, two newly renovated bathrooms, modern open plan living, and generous indoor and outdoor living alike over its approx. 576m². Securely fenced, the sunny front garden overlooks popular community recreation areas, encouraging you to incorporate the community's green spaces as a part of your everyday active routine. Following the pencil pine-lined drive, step into the entry and emerge in the open plan living at the very heart of the residence. Three sunny carpeted bedrooms are situated towards the front of the home, with timeless plantation shutters adorning the windows of the north-facing double bedrooms. Conveniently adjacent, the designer main bathroom includes a stylish floor tile, a large bath, black tapware and a timber look vanity. Towards the rear of the home, a fourth bedroom or study lies adjacent to the stylish second lounge room and the second modern bathroom, creating a great private quarters for guests or teenagers. Yet it's over the chic pale floating timber floors of the open plan living that you'll spend your shared time. A contemporary kitchen centres around the Caesarstone-topped breakfast/island bar under pendant lighting. Powered by contrast charcoal and 2pac cabinetry, stainless steel appliances (including a large gas cooktop and rangehood) and a large pantry, you'll love its stylish practicality. The lounge and dining spaces are beautifully defined yet fluid, with clever recessed shelving creating spaces for you to style the space your way. Step up to the second lounge and enjoy another wonderful living space, with vast glass sliding doors connecting you to the Alfresco. The semi-enclosed outdoor entertaining expands between the raked pergola, ceiling fan and stylish tiles. With a fenced in spa protected undercover and your very own swimming pool rising under the sun, it's easy to imagine summer afternoons and evenings at home with friends and family in your private South Brighton oasis. When you do feel like venturing out, spend time off venue hopping between Taco Libre, The Garden Café and Blue Bird Bakery, Patriitti Wines cellar door and the Seacliff Beach Hotel. Let the kids loose on the shores of South Brighton Beach, an easy cycling distance away, or keep them busy even closer to home just across the road at Dover Square Reserve and Tennis Club. More features to love:- Fully-fenced large swimming pool with solar blanket plus undercover spa- Reverse cycle ducted A/C, plus two split systems and ceiling fans- Secure garage and plenty of further off-street parking on exposed aggregate drive- Large laundry with external access- Instant gas hot water system- Rainwater tank and tool shed- Zoned to Seaview High, close to Westminster School, Sacred Heart College and Darlington Primary and within the catchment area for Dover Kindergarten- 1km to Brighton Railway station and moments to Brighton Road bus stops- Walking distance to the beach, 1km to the South Brighton Esplanade, 1.4km Westfield Marion and 11.3km to the Adelaide CBD. Land Size: 576sqm (approx) Frontage: 15m Year Built: 1960s Title: Torrens Council: City of Holdfast Bay Council Rates: \$2,004 PASA Water: \$153.50 PQES Levy: \$305.60 PA 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.