

4A Addison Road, Hove, SA 5048

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 6 March 2024

4A Addison Road, Hove, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



Simon Noakes
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Jake Billich
0401025259

\$875K

Auction Saturday 23/3 at 9am (Unless Sold Prior). Imagine waking up each morning and taking a leisurely 1km stroll to the picturesque Esplanade and golden sands of Brighton Beach. Constructed to a high standard in 2014 by Weeks Homes, this seaside family home promises to elevate your lifestyle for the years to come. Set on a well-planned 464m² allotment, the home boasts a charming facade set behind by lawn and established gardens. Step inside to find an inviting interior featuring easy-care tiles flowing seamlessly throughout. The first bedroom, bathed in natural light, presents versatile options as either a cosy retreat or a productive work-from-home space. It is completed with a ceiling fan and the luxurious thick weave carpet that carries through all the bedrooms. The master bedroom offers a tranquil escape with its generous walk-in robe and private ensuite adorned in neutral tones. Along the hall, the first lounge room provides a welcome retreat, and enjoys an abundance of afternoon light via windows and glass sliding doors that open onto a protected courtyard. Bedrooms three and four come complete with built-in robes for easy storage. The main bathroom showcases a three-way configuration and a luxurious spa bath, ideal for families or unwinding after a long day. Pass the laundry to emerge in the open plan living with lush garden views. The well-equipped kitchen includes a gas cooktop, electric oven, stainless steel dishwasher and large walk-in pantry, offering plenty of bench space for families and entertainers. Open the glass doors to reveal an undercover alfresco second dining area, overlooking the private backyard. It is set in a private backyard beginning with a lawn and framed by successfully fruiting trees including mandarin, navel orange, lime, lemon and peach. Finally, a spacious rear garage with roller door access provides additional parking and storage options from the rear laneway. Cleverly designed and lovingly maintained, this stylish residence offers comfort and coastal living at its finest. Located moments to Brighton Oval and the best of Brighton Road and Jetty Road café strips. Enjoy coffee at Miss 5048, dinner at Beach Bum Restaurant or pick up your groceries at Woolworths Brighton and Foodland Hove. there's plenty of convenience within walking distance. You will be centrally located between the amenity of Brighton, Glenelg and Westfield Marion. This property offers a sea change and the best of Adelaide at your doorstep. Additional features: - Reverse cycle split system A/C and ceiling fans for comfort- Ample off-street parking options including secure garage, rear access garage and driveway- Dedicated laundry with external access- Quality blinds throughout- Dual rainwater tanks plumbed to toilets and laundry- Instant gas hot water system- Zoned for reputable schools including Brighton Primary and Brighton Secondary- Close to McAuley Community School, Christ the King School and Sacred Heart College- Walking access to Hove Railway Station and bus stops along Brighton Road- Just 970m to Brighton Beach, 1.5km to Westfield Marion, and 10.5km to Adelaide CBD Land Size: 464sqm Frontage: 8.38m Year Built: 2014 Title: Torrens Council: City of Holdfast Bay Council Rates: \$1765.25 PASA Water: \$209.28 PQES Levy: \$123.55 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.