

5/9 Muriel Avenue, Somerton Park, SA 5044

NOAKES
NICKOLAS

Sold Unit

Friday, 3 November 2023

5/9 Muriel Avenue, Somerton Park, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$590,000

Set within a peaceful community-titled group, this 1970s double brick unit on a manageable 210m² offers wonderful independent living and that coastal lifestyle minutes from Somerton Park beach. Located at the rear of the group, enjoy the advantage of a fabulous north-facing private and spacious courtyard. Enter into the open plan onto floating timber floors and take in a glorious living space, with no internal walls allowing for great flow through to the kitchen, where plenty of white cabinetry, a stainless steel oven and gas cooktop ensure everyday practicality. Both bedrooms are carpeted and fitted with quality window coverings, while the larger also includes built-in robes and glass sliding doors that lead directly out to the pergola. A beautiful modern bathroom includes fabulous fresh tiling, a rain showerhead and a timber look vanity, and an updated laundry connects you to the courtyard. Outdoors, a new pergola and deck are ideal for summer living. Wrapped in good neighbour fencing and lawn, enjoy a private oasis at home and look forward to all the entertaining possibilities. Get your foot in the door of this fabulous suburb and enjoy life a short drive or cycle to the beach and a walk to the local IGA, Summertown Studio, the Warradale Hotel, Polk Restaurant and Bar, and Miss Banh Mi. Make the most of sunset swims, esplanade strolls and your proximity to the dining and shopping of Jetty Road Brighton and Glenelg, as well as Glenelg Marina. More features to love:- Reverse cycle split system A/C plus ceiling fan to main bedroom- Secure electric gates and dedicated carport space- Dedicated and updated laundry- Garden shed- Gas hot water system- Zoned to the coveted Brighton Secondary School, close to Warradale Primary, Ascot Park Primary and Sacred Heart College and within the catchment area for Ballara Park Kindergarten- Easy access to public transport along Diagonal Road- Just 1.7km to Somerton Beach, 2km to Westfield Marion and under 9km to the Adelaide CBD Year Built: 1970 Total Living: 124sqm Title: Community Council: City of Holdfast Bay Council Rates: \$1,182.55 PASA Water: \$153.70 PQES Levy: \$109.70 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.