

# 5 Gulf Parade, South Brighton, SA 5048

NOAKES  
NICKOLAS

## House For Sale

Thursday, 30 November 2023

5 Gulf Parade, South Brighton, SA 5048

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 366 m2

Type: House



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## Best Offers By 18/12 (USP)

Best Offers By Monday 18th December at 12PM (Unless Sold Prior). Looking for a new address by the sea in time for summer? Originally constructed in 2005, this luxurious Torrens titled family home is ripe for the picking on Gulf Parade. Offering five bedrooms, 3.5 bathrooms and two large living spaces over a generous 366m<sup>2</sup> of luxurious living, settle in for a summer of home entertaining, esplanade strolls and afternoons on the sand in South Brighton. Behind a classic stone two-storey façade, step into the entry onto high polish tiles and take in the large family room to your left, complete with a stylish tray ceiling with large picture windows looking out to the street. Ahead, the open plan living expands before glass sliding doors, framing the verandah, garden and sparkling swimming pool beyond, instantly setting the scene for a magnificent home life. A stylish kitchen comes together between walls of cabinetry and timeless granite benchtops and pendant lighting, while stainless steel appliances, a breakfast bar and a large pantry create a practical family kitchen. Various sets of doors guide you out to the decked wraparound verandah, elevated over the pool below and providing plenty of vantage points for supervising the kids in the pool below, as well as plenty of space for dining Alfresco. And what a pool it is. Large, fully-tiled and fitted with pool lights, it's as striking at night as it is during the day and ready for a season of pool parties. Upstairs to the sleeping quarters, find five modern double bedrooms with floating timber floors and LED downlights. Towards the rear, one bedroom offers a large balcony with views to the hills. Two include walk-in robes, the main bedroom adding on large picture windows and a chic new fully-tiled ensuite bathroom complete with a large walk-in shower. Servicing the other bedrooms, the main bathroom includes a family-friendly tub and a handy three-way configuration. Wonderfully appointed and gloriously located, this seaside home is ready for a summer of fun in South Brighton. Enjoy the dining and shopping convenience of Brighton Road, and a great proximity to the cafes and dining hotspots of Jetty Road Brighton, plus a stroll to the Seacliff Beach Hotel. It's yours for the taking on Gulf Parade. More features to love:- Salt chlorinated and solar-heated swimming pool- Reverse cycle ducted A/C throughout- Double garage with auto roller door and rear roller door plus further off-street parking- Powered shed and storerooms with extra W/C- Secure alarm system- Bill-reducing solar system for house and swimming pool- Irrigated front and rear gardens- Zoned to Brighton Primary and Brighton Secondary, close to Sacred Heart College, Westminster School and Immanuel College and within the catchment area for Seacliff Community Kindergarten- Easy access to Brighton Railway Station- Just 100m to the Esplanade, 2.2km to Westfield Marion and under 12km to the Adelaide CBLand Size: 586sqmFrontage:Year Built: 2005Title: TorrensCouncil: City of Holdfast BayCouncil Rates: \$3,692PASA Water: \$369PQES Levy: \$341PADisclaimer: 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.