

**6/29 The Common, Beaumont, SA 5066**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: House**



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**\$582,500**

Welcome to the embodiment of tidy living, with a sprawling living space, and enchanting character. Nestled amidst a backdrop of beautiful homes, and perched opposite The Beaumont Common reserve, this surprisingly spacious two-bedroom Colonial-style unit transcends conventional norms, exuding the warmth and charm of a house rather than a unit. Beautiful sunlit interiors effortlessly blend minimalistic elegance with practicality, creating an inviting environment with a low maintenance appeal. From the moment you step inside, you'll be captivated by the stunning polished timber floors that flow harmoniously from the hall into the spacious bedrooms, and open plan family and dining area, only transitioning to tiles in the kitchen and the sunroom. Both bedrooms are exceptionally large, with mirrored built-in wardrobes; the master bedroom invites the northern sun, while the second bedroom is an equally tranquil retreat with southern facing windows. Designed for modern living, the central bathroom boasts immaculate floor-to-ceiling tiles, a chic freestanding bathtub, a large glass shower, toilet, and vanity storage. The galley kitchen is ideal for meal preparation with ample cupboard and bench space, along with a large stainless-steel oven and gas cooktop. Open design ensures you're always part of the conversation, flowing seamlessly into the dining and family room. Enjoy the privilege of a private sunroom, ideal for a study or reading nook, that connect to the beautiful balcony - the perfect place to unwind. Further enhancing the value, a separate private laundry is situated on the lower level, along with a single car garage and an additional storage area. This property offers a rewarding investment opportunity or a cherished home, in an incredibly desirable Beaumont location surrounded by parks and reserves. Just a thirteen-minute drive from Adelaide CBD and Rundle Mall, with proximity to Burnside Village, public transport, fine local schools, and diverse dining options.

**Property Features:**

- Two storey unit, with two-bedrooms and one-bathroom
- The ground floor holds the laundry room, a large storage room and the single car garage
- Large bedrooms with built-in wardrobes
- Large family and dining room
- Separate sunroom that leads to the balcony
- The kitchen has a gas stove, and ample storage and bench space
- Contemporary bathroom with freestanding bathtub, floor-ceiling tiles, a glass shower, toilet, and vanity storage
- Separate entrance area connects to the different areas of the home
- Reverse cycle ducted air conditioning system
- Gas hot water system with Samsung digital temperature controller
- Blinds fitted on all windows
- Floorboards throughout the family room, hallway and bedrooms, tile flooring in the kitchen and sunroom
- Airy balcony to soak up the sunshine
- Grassy backyard with low maintenance gardens
- Stairs leading to the front porch
- Linden Park Primary School is only three minutes away

The nearby unzoned primary schools are Linden Park Primary School, and Burnside Primary School. The nearby zoned secondary school is Glenunga International High School. The nearby unzoned secondary school is Urrbrae Agricultural School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | Burnside Zone | SN - Suburban Neighbourhood \\ Land | TBC sqm (Approx.) House | 181 sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa