

**6/2B Somers Street, North Brighton, SA 5048**

**CENTURY 21**

**Sold House**

Wednesday, 6 March 2024

6/2B Somers Street, North Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jarrah Holmes

**\$655,500**

Introducing this charming home that offers an array of desirable features constructed with high level of style and functionality while offering an abundance of light and space throughout. This home provides low maintenance and modern living that would be suitable to accommodate any family or professional couples alike, where you can simply move in and enjoy today! The home showcases smart use of available space and comprises of 2 bedrooms, open plan living and a fully equipped modern kitchen caesarstone benchtops, stainless steel appliances include a gas cooktop and dishwasher, overlooking the living and dining room area which offers plenty of room for relaxation or step through to the private back courtyard, an ideal retreat for outdoor enjoyment. Key Features: - Reverse cycle ducted A/C throughout plus ceiling fan to main bedroom - Secure garage with panel lift door and laundry - Private low maintenance courtyard - Secure alarm system - Gas hot water system - Guests' powder room - Rainwater tank Zoned to Brighton Secondary and Paringa Park Primary, walking distance to McAuley Community School and within the catchment area for Ballara Park Kindergarten. Explore local cafes and dining including Beach Bum, the Warradale Hotel, Cream and Alimentary Eatery and enjoy the convenience of nearby Foodland and Woolworths along Brighton Road. Easy access to public transport along Brighton Road and Hove Train Station - Under \*1km to the sand, under \*2km to Westfield Marion and under \*10km to the Adelaide CBD. Title: Community Corporation City of Holdfast Bay Council Rates: \$297.00 per quarter Community Rates: \$470.60 (Strata Data) per quarter, sinking fund included (\$37.15) SA Water: \$95 per quarter ES Levy: \$120 per year This immaculate home unit is sure to go fast so don't miss your opportunity and call today! Jarrah J Holmes 0430 145 991 "Connecting Property & People" \* Approximate \*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 262459