

# 6 Somers Court, North Brighton, SA 5048

**HARRIS**

## Sold House

Tuesday, 15 August 2023

6 Somers Court, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



Guy Barrett  
0405663406



Sam Johns  
0437885776

**\$1,050,000**

Best offers by 12PM Tuesday 8th August (unless sold prior) With curb appeal like no other on its pin-drop quiet cul-de-sac, this fully renovated family home shines from the start and ends with nothing less than a heated pool and crowd-pleasing pavilion at its north-facing rear. In between is a light-filled, immaculately presented home in the best shape of its life, opened up to prioritise family time at its nucleus. If it looks and feels like new, it's because everything basically is in this double brick home with engineered timber floors and a fresh white colour palette setting the classy foundations. Just add your art pieces, plants and furniture. With low-profile stone benchtops, Miele appliances and a central waterfall island/breakfast bar, the kitchen looks out to the pool and over the spacious family room with stylish, ultra-functional authority. Need a fourth bedroom? Want to swap the city office for a home-run business? We've got just the place on the eastern side of this flexible floorplan; an ultra-versatile space in a home that puts the master bedroom - and its ensuite and walk-in robe - in its own wing. Step outside to that poolside pavilion; fully insulated to keep the summer's rays at bay and retain any warmth when all you want to do is crank the built-in BBQ, close the cafe blinds and watch the footy - and the kids brave those solar heated waters. Just a 5-minute drive from Somerton's Esplanade and a stroll from several parks and reserves, the very home that sits in the prized Brighton Secondary zone stands for nothing less than the best lifestyle Adelaide has to offer. More to love: - Envious position at the end of a quiet, family friendly cul-de-sac - Stylishly renovated from top to toe, inside and out - Flexible floorplan with up to four bedrooms - Sail-shaded carport and further off-street parking for your boat - Powerful 5KW solar system for reduced energy bills - Ducted reverse cycle heating and cooling throughout - Sleek updated bathrooms - Storage galore and custom joinery throughout - New pump and lining to solar heated pool - Fully landscaped, low-care gardens with partial watering system - Gas cooktop and integrated dishwasher - Walking distance from public transport - Less than 20 minutes from the CBD - A short drive from Westfield Marion - 20\*250W STS Solar Panels Specifications: CT / 5277/745 Council / Holdfast Bay Zoning / GN Built / 1961 Land / 594m<sup>2</sup> Frontage / 12.2m Council Rates / \$1,765.25pa Emergency Services Levy / \$175.75 pa SA Water / \$209.28pq Estimated rental assessment: \$720 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Paringa Park P.S, Warradale P.S, Darlington P.S, Brighton Secondary School, Springbank Secondary College 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409