

# 6 Yarrum Grove, Somerton Park, SA 5044



## Sold House

Friday, 20 October 2023

6 Yarrum Grove, Somerton Park, SA 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Brett McCammon  
0413830006

## Contact agent

Price Guide: \$1,350,000 - \$1,450,000 Nestled in this esteemed address this original double brick family home is perfectly positioned with the beach moments from your doorstep. Enjoy morning walks along the Esplanade or stroll to the Broadway Cafe for coffee, let your toes sample the pristine sands or exercise and play on the stunning foreshore. The home welcomes you to a functional floor plan of a spacious living area perfectly positioned to enjoy views of the garden. The living area flows through to the dining area and kitchen which is ideally positioned to overlook the rear yard. The kitchen features plenty of built-in cupboards, stainless steel appliances, a dishwasher, and a dual sink. For added family convenience there is a second living area which is complimented with built-in cabinetry. The home offers three bedrooms, the spacious master bedroom perfectly positioned at the front of the home features an ensuite and walk-in robe. Bedrooms two and three feature built-in cupboards. Servicing the home is the main bathroom with a shower and bath and a separate toilet. What makes this property special; • Alarm system • Split system air conditioning • Double remote garage • Easy access to elite public and private schooling options including Sacred Heart College, St Peters Woodlands, Brighton Secondary School • Easy access to conveniences including local shops, cafes, and not to mention easy access to cosmopolitan Jetty Road Glenelg. Instantly appealing to families keen to enter this prestigious beachside suburb, the home provides a solid canvas to live in and enjoy or explore the potential of additional updates, re-build or redevelop (subject to the necessary consents) either way it is an outstanding opportunity not to be missed. Disclaimer: Whilst the best endeavours have been made to obtain accurate information, from what we believe to be reliable sources, we cannot guarantee its accuracy and accept no liability for any errors or omissions. This includes, but is not limited to property land size, floorplans, building age, property condition and rates. We recommend interested parties make their own enquiries and seek independent legal advice. Should this property be scheduled for auction the vendors statement may be inspected at McCammon Real Estate 2/95 Partridge Street, Glenelg South for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA: 247 611