

**7A Comet Avenue, Netley, SA 5037**

**NOAKES  
NICKOLAS**

**Sold House**

Tuesday, 30 April 2024

7A Comet Avenue, Netley, SA 5037

**Bedrooms: 4**

**Bathrooms: 2**

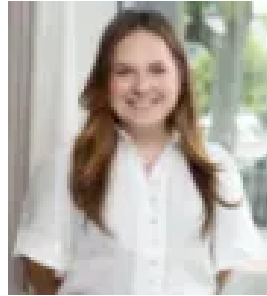
**Parkings: 1**

**Area: 386 m2**

**Type: House**



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## Contact agent

Just completed in 2024 by Westfield Homes, this Torrens titled home between the CBD and West Beach ensures an everyday advantage from Comet Avenue. A considered floor plan arms you with the flexibility to live your way, with a base point of three bedrooms, two living spaces, and a dedicated study/4th bed set to please a variety of future dwellers. An enduring render and grey brick facade conceals a central hallway, boasting porcelain tiles that carry throughout the living spaces. Bedrooms and the study/fourth bedroom are carpeted for comfort, with mirrored built-in robes for bedrooms two and three, and a walk-in robe and stylish fully-tiled ensuite with walk-in rain shower elevating the main bedroom suite. Tucked away from open plan living to create a separating living space practical for busy households, the first lounge room has plenty of space for a large comfy lounge setting. Continuing down the hall, the main bathroom is set in a convenient three-way configuration, with another walk-in shower and a back-to-wall freestanding bathtub ready to deliver winter comfort in style. The light and bright open plan living boasts that favourable northerly orientation, ensuring your days indoors and outdoors are bathed in a hearty dose of natural light. A huge Caesarstone island bench and pendant lighting define the kitchen, with 2pac style cabinetry and quality appliances including an integrated extractor fan and microwave, electric oven, gas cooktop and dishwasher powering your days, plus a walk-in pantry behind the scenes offering another sink and more storage. A large Alfresco area provides a great space for entertaining and the addition of a 900mm gas cooktop, extractor fan and sink provides everything you need for great alfresco dining. Completing the picture for privacy and space, good neighbour fencing wraps a sizeable lawn, with all the potential in the world to design your own landscaping suited to your hobbies or needs on this cleverly utilised approx. 386m<sup>2</sup> allotment. Beautifully executed, this high quality contemporary home is yours for the taking in Netley, where travel, leisure, and daily convenience are close at hand. Enjoy shopping convenience at Kurralta Central and a breezy tram or bus commute to the CBD for city workers or weekend entertainment alike. Anzac Highway will carry you directly to Glenelg, while West Beach and Henley are only a ten-minute drive. It really could be this easy! Make this shining new release yours on Comet Avenue. Features to love: -Spacious Alfresco with a large lawned back yard -Reverse cycle ducted A/C throughout -Secure garage with panel lift door and further off-street parking -Swann CCTV system -Instant gas hot water system -High spec self-cleaning pyrolytic oven -3000L rainwater tank plumbed to W/C via pump with automatic mains/tank changeover -Moments to public transport along Anzac Highway plus a number of Glandore tram stops and Emerson Railway Station -Zoned to Plympton International College, close to Immanuel College and within the catchment area for Netley Kindergarten -Just 4km to West Beach and 4.5km to the Adelaide CBD Land Size: 386sqm Frontage: 9.75m Year Built: 2024 Title: Torrens Council: City of West Torrens Council Rates: \$1140.15 PASA Water: \$160.15 PQES Levy: \$134.65 PA 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. 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.