

**8/2b Somers Street, North Brighton, SA 5048**

NOAKES  
NICKOLAS

**Sold Unit**

Thursday, 16 November 2023

8/2b Somers Street, North Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 178 m2**

**Type: Unit**



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**\$670,000**

Constructed in 2016 by Centina, this very stylish two-bedroom home offers a new lease on life by the sea just in time for the summer season. Set towards the rear of the small community group, behind a geometric façade, mood-setting features including lofty ceilings, plantation shutters and plenty of natural light, ensuring your time spent at home feels relaxed and leisurely. Step indoors to be met with a wide central hall and porcelain tiles. Along the hall, two bedrooms are perfect sanctuaries, with the comfort of carpet to both, and the convenience of mirrored built-in robes to the larger. A guests' powder room provides daily and entertainer's convenience, while the main bathroom boasts floor-to-ceiling tiles, a neutral yet modern palette, and a family-friendly bathtub. The beautiful open plan living area encourages a fluid indoor/outdoor lifestyle. The generous lounge includes feature pendant lighting, while an abundance of glass wraps the dining and overlooks the fabulous L-shaped courtyard. A modern kitchen will be an absolute joy to use, with Caesarstone benchtops and contrast cabinetry setting the tone for quality. Stainless steel appliances include a gas cooktop and dishwasher, with a breakfast bar for casual meals, and a central glass door guiding you outdoors. From the good neighbour fencing and seamless paving to the synthetic lawn, ideal for young children and entertaining, there's nothing left for you to do but pour a drink and settle in to relax in your very private garden, with a north-easterly orientation delivering lots of sunlight, and with plenty of room for flexing that green thumb if you so desire. Chic and considered, this fabulous address is ready to elevate your summer with a sparkling home base and enviable coastal proximity in North Brighton. 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. More features to love:- 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 plumbed to laundry and W/C- 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 Land Size: 178sqm Year Built: 2016 Title: Community Council: City of Holdfast Bay Council Rates: \$1200 PA Community Rates: \$592.15 PQQSA Water: \$153.70 PQES Levy: \$127.10 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.