

9 Margaret Avenue, Somerton Park, SA 5044

HARRIS

Sold House

Thursday, 16 November 2023

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Bedrooms: 3

Bathrooms: 1

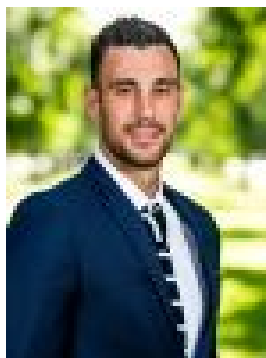
Parkings: 1

Area: 469 m2

Type: House



Guy Barrett
0405663406



Sam Johns
0437885776

\$947,000

Just when you think Somerton Park was out of reach, this solid family home emerges on its corner parcel overlooking Paringa Park Reserve to say, "yes you can" in the highly sought-after zone for Brighton Secondary School, just a stroll from Sacred Heart College. Built C1964 and periodically updated along the way, this double brick 3-bedroom abode is in beautiful, move-in ready shape for a growing family who wants sun, sand and better summers to go with those top-notch schools. A simple floorplan ushers its three spacious bedrooms to one side of the home, ensuring the expansive living zones flow into one another between the stylishly updated open-plan kitchen and alfresco pavilion. With a breakfast bar, Smeg oven, dishwasher and storage to appease the most prolific of Tupperware collectors, the kitchen stands atop striking polished timber floors with ultra-functional authority. Float effortlessly to the pavilion, where its crowd-pleasing covered floorspace and dual built-in BBQs will make you the go-to host for this summer's Christmas festivities, and Boxing Day test match, in a rear yard built for epic battles of backyard cricket. Just a 5-minute drive from Somerton's Esplanade and Westfield Marion, no more than 25 minutes from the CBD and metres from local tennis courts, Somerton Park offers a lifestyle that's simply second to none. Who wouldn't say 'YES' to that. More to love: -☑Secure, electronic gated entry -☑Lock-up carport plus additional parking in front -☑Prized corner parcel with easy-care gardens -☑Fully rendered and renovated -☑High ceilings and polished timber floors throughout -☑Storage galore, including built-in robes to all bedrooms -☑Ducted temperature control and ceiling fans throughout -☑Large master bedroom -☑Separate laundry -☑Enviably placed opposite a park/playground -☑Walking distance from public transport -☑And much more.

Specifications: CT / 5903/576 Council / Holdfast Bay Zoning / General Neighbourhood Built / 1964 Land / 469m² Council Rates / \$1845.45pa Emergency Services Levy / \$189.10pa SA Water / \$215.42pa Estimated rental assessment: \$650 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Paringa Park P.S, Warradale P.S, Ascot Park 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