

**9 Warwick Avenue, North Brighton, SA 5048**



**House For Sale**

Wednesday, 1 May 2024

9 Warwick Avenue, North Brighton, SA 5048

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Christopher Jenman

0882928300

## Best Offer By 21st May (USP)

Experience the epitome of prime living in this exceptional five-bedroom home nestled in the heart of North Brighton. This beautifully maintained character residence, located on a tranquil street within the coveted Brighton Secondary School Zone, offers a lifestyle of unparalleled convenience and luxury. Upon entering, you are greeted by a spacious home office adorned with plush carpeting and elegant plantation shutters, setting the tone for the refined ambiance that permeates throughout the home. A gourmet kitchen awaits in the heart of the home boasting Bosch appliances, gas cooking, and a dishwasher for ultimate convenience. Ample cupboard and bench space ensure both functionality and style. Adjacent to the kitchen, a charming dining area bathed in natural light from large windows and adorned with exquisite chandelier light fittings creates the perfect setting for intimate gatherings and culinary experiences. Flowing seamlessly from the dining area is a spacious living room, complete with plantation shutters, offering a cosy retreat for relaxation and entertainment. Practical amenities abound, with a separate laundry space featuring two linen cupboards and a powder room for added convenience downstairs. This impeccable residence features five generously proportioned bedrooms, including a master suite on the ground floor with a private ensuite and walk-in robe, offering a sanctuary of comfort and privacy. The second master bedroom upstairs boasts a walk-in robe and spacious layout, while the third bedroom features a built-in wardrobe. The large fifth bedroom offers versatility, serving as an optional bedroom, gym space, or recreational zone, complete with studio lights and ample room for various activities. Upstairs, a second living area awaits, providing additional space for leisure and relaxation. Indulge in luxury in the main bathroom, featuring a spacious layout, large bathtub, and beautiful gold tap fittings, exuding elegance and sophistication. Throughout the home, reverse cycle ducted air conditioning ensures year-round comfort, while the drive-through double garage with auto control, and two off-street parking spaces cater to all your parking needs. The garage also features a split system reverse cycle air conditioner. Step outside to discover a sprawling alfresco undercover space, ideal for hosting guests and enjoying outdoor dining amidst the serene surroundings. Impeccably landscaped gardens with artificial lawns offer low-maintenance beauty, completing the picture of effortless luxury living. Nestled in the prestigious enclave of North Brighton, this tudor style residence offers the ultimate fusion of coastal living and urban convenience. Situated just walking distance from the pristine shores of Somerton Beach, residents can indulge in the serenity of coastal life while being within easy reach of all amenities and attractions. With an array of shopping centres, cafes, and restaurants nearby, as well as excellent public transport links, every convenience is at your fingertips. Zoned to Brighton Secondary School & Paringa Park Primary School, this unique home is ideal for families. Enjoy effortless upkeep & lock-and-go convenience, so that you can easily escape for holidays without a worry. Don't miss the opportunity to make this unique and meticulously maintained residence your own, where every detail exudes timeless elegance and refinement.

**What we Love:**

- Five generously proportioned bedrooms
- Master suite on the ground floor with private ensuite and walk-in robe
- Second master bedroom upstairs with walk-in robe
- Third bedroom with built-in wardrobe
- Large fifth bedroom offering versatility (optional bedroom, gym space, recreational zone) with studio lights
- Second living area upstairs
- Spacious home office with plush carpeting and plantation shutters
- Gourmet kitchen with Bosch appliances, gas cooking, and dishwasher
- Ample cupboard and bench space in kitchen
- Charming dining area with large windows and exquisite chandelier light fittings
- Spacious living room with plantation shutters
- Separate laundry with two linen cupboards
- Powder room downstairs
- Main bathroom with large bathtub and gold tap fittings
- Reverse cycle ducted air conditioning throughout
- Drive-through double garage with auto control
- Two off-street parking spaces
- Split system reverse cycle air conditioner in garage
- Sprawling alfresco undercover space for outdoor dining
- Impeccably landscaped gardens with artificial lawns
- Walking distance to Somerton Beach
- Convenient access to amenities, shopping centres, cafes, and restaurants
- Zoned to Brighton Secondary School & Paringa Park Primary School