

98 Harding Street, Somerton Park, SA 5044



House For Sale

Monday, 22 January 2024

98 Harding Street, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

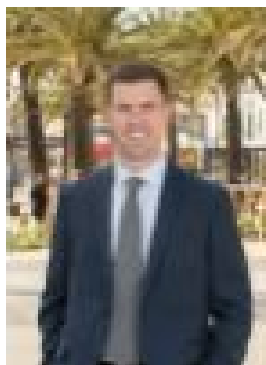
Parkings: 2

Area: 386 m2

Type: House



Adam Keane
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Chris Daley
0422465689

Auction (USP)

Introducing 98 Harding Street, Somerton Park - where elegance meets contemporary style. Located in a highly sought after suburb and on a quiet street, you will be a short walk from local cafes and restaurants and only moments from the beach, making this family-friendly home an opportunity not to be missed. The single-level layout is low-maintenance with the open-plan kitchen, dining and living room light-filled, spacious and welcoming. The modern kitchen features a breakfast bar, gas cooktop, dishwasher and an abundance of storage. An additional living room allows for extra space for relaxation and entertainment. The master bedroom includes a walk-in robe, ensuite and plantation shutters while the two guest bedrooms each have built-in robes for convenience. The second bedroom also features built-in stylish cabinetry, making it an ideal space for remote work and study. The luxe main bathroom includes floor to ceiling tiles, frameless shower and a deep bath for relaxation. Step outside to a covered alfresco area, perfect for entertaining family and friends in style and a private rear yard with an outdoor bench. Additional features include ducted air conditioning throughout and ceiling fans in bedrooms, double garage with internal and external access, solar panels and secure front fencing with electric gate and intercom for additional security. Just moments away from Westfield Marion Shopping Centre, Somerton Park Tennis Club and the cosmopolitan Jetty Road where you can enjoy the local cafes, restaurants and speciality shops on offer. Zoned to exceptional schools including Brighton Secondary School, Sacred Heart College and Paringa Park Primary, you are set in a true lifestyle location! What we love:

- Highly sought-after suburb in a quiet street
- Modern kitchen with breakfast bar seating
- Additional living room for relaxation
- Master bedroom with walk-in robe and ensuite
- Inbuilt study space with stylish cabinetry in bedroom two
- Luxe main bathroom with floor-to-ceiling tiles and deep bath
- Covered alfresco area for entertaining
- Ducted air conditioning throughout and ceiling fans in bedrooms
- Double garage with internal and external access
- Solar panels for energy efficiency
- Secure front fencing with electric gate and intercom
- Short walk to local cafes and restaurants
- Close to Glenelg & Brighton beaches
- Zoned to Brighton Secondary School and Paringa Park Primary.

Auction: Saturday, 10th February 2024 at 2.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.