

10 Dunluce Avenue, Brighton, SA, 5048

**NOAKES
NICKOLAS**

House For Sale

Sunday, 6 October 2024

10 Dunluce Avenue, Brighton, SA, 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Alicia Nickolas
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Coastal Character Just 300m From the Seaside.

Best Offers By 28/10 at 10am - Unless Sold Prior
First Open to be Held on 12/10 - Time TBC

Just 300m from the blissful shores of Brighton beach, you'll adore the unbeatable blend of character hallmarks and contemporary comfort that this c1920s red-brick Bungalow affords - and all within both highly contended Brighton School zones.

Recently extended to offer that versatile fourth bedroom and second bathroom coveted by growing families, the footprint sits beautifully between high ceilings, stained glass and restored Jarrah floorboards.

Slate floors and an archway mark the start of the central galley kitchen and dining domain, leaving plenty of formal and open plan living space to savour at either end - a cosy fireplace at one end to toast your toes come the cooler nights spent at home.

Generously imparting northerly sunshine from the favourably facing rear, double glazed floor-to-ceiling windows make the most of the preferable aspect whilst looking out to landscaped gardens designed to be best enjoyed with loved ones, much like the rest of the home.

A famed coastal pocket for very good reason, you won't be just a 300m stroll from summers spent seaside, but also footsteps from weeknight pub meals at The Espy, a breezy CBD commute from Brighton train station and of course all the cafés and conveniences of Jetty Road it's impossible to beat this ultimate Brighton locale.

Features

- ☑ Secure garage & dual driveways behind lockable gates
- ☑ Flexible 4th bedroom/home office with separate rear access & toilet
- ☑ North-facing, landscaped gardens & undercover entertaining
- ☑ Built-in robes to all bedrooms
- ☑ Remodelled main bathroom, second shower & toilet to laundry
- ☑ In-built bar
- ☑ Ducted heating, cooling, R/C split system, fireplaces & ceiling fans
- ☑ 8.3kW solar panels
- ☑ New Colourbond roof & freshly painted throughout
- ☑ Irrigated front gardens
- ☑ Double glazed windows

Lifestyle

300m from Brighton beach

Within walking distance to Jetty Road Precinct where you will find local eateries, shopping and conveniences such as pharmacy, doctors clinic and the local library

- ☑ Footsteps from bus stop & train station
- ☑ Zoned for Brighton Primary & Secondary School
- ☑ Moments to Sacred Heart College, Brighton Central & Westfield Marion
- ☑ Just 20-minutes from the CBD

Rates

City of Holdfast Bay
Torrens Title
Council \$2800PA
SA Water \$293.75PQ
ES Levy \$300PA

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