

**12 Ferris Avenue, Somerton Park, SA, 5044**

**NOAKES  
NICKOLAS**

**House For Sale**

Saturday, 12 October 2024

12 Ferris Avenue, Somerton Park, SA, 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Darcy Harcourt  
0435756245

## A luxurious family home seconds to Somerton Beach.

Best Offers By 28/10 at 10am - Unless Sold Prior

Positioned on a commanding corner allotment an enviable proximity to Somerton Beach, this generous open plan home offers light-filled living ideal for the family or entertainer.

Exemplary elements to elevate your everyday, include granite benchtops to the kitchen, a north-facing living space, enduring neutral tones, large rooms, and 3m ceilings throughout the entire home.

From the grand tiled entry encounter sunny living spaces, carpeted double bedrooms and grand bathrooms with a spa bath for the huge ensuite all working to create a sense of everyday luxe.

A very generous open plan living spaces begins with the hearty slab of the granite island bar and flows like a dream through a wall of glass that slides all the way back to create truly seamless integration. Designer landscaping and a spacious outdoor living area are wrapped in secure and private lattice fencing, styling a sophisticated outdoor retreat.

Spoil your household with a new lifestyle on Ferris Avenue. Lock in this location to live for, seconds to Somerton Beach.

### Features

- Integrated vacuum system throughout the home
- Secure double garage plus carport for boat/caravan and more off-street parking available on driveway
- Reverse cycle split system A/C units to open plan living and main bedroom
- Gas feature fireplace to open plan living
- Safe with combination lock built into the foundation
- Westinghouse electric oven, gas cooktop and integrated AEG dishwasher
- Dedicated workshop
- Secure alarm system with cameras
- Instant gas hot water system
- Automated and irrigated to the front and rear garden
- Development potential (STTC)

### Lifestyle

- Just 160m to the sands of Somerton Beach
- Strolling distance to Broadway hotspots including The Organik Café, Broadway Hotel, Mediterranean Café Ristorante and the iconic Broadway Kiosk
- Zoned to Paringa Park Primary School and the coveted Brighton High School
- Close to St Mary's Memorial School and Sacred Heart College
- Perfectly placed between the expanses of the suburban coastline and the shopping and dining convenience of Brighton Road, including Foodland, Woolworths, Paper Tiger, Beach Bum and more
- Just 3.5km to Westfield Marion and 9.5km to the Adelaide CBD

### Rates

- City of Holdfast Bay
- General Neighbourhood Zone
- Torrens Title
- Council \$3138PA
- SA Water \$382PQ

ES Levy \$143PA

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