

15 Lynton Avenue, North Brighton, SA 5048

House For Sale

Wednesday, 19 June 2024

NOAKES
NICKOLAS

15 Lynton Avenue, North Brighton, SA 5048

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Simon Noakes
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Darcy Harcourt
0435756245

Best Offers By 8/7 (USP)

Best Offers By Monday 8th of July at 10am (Unless Sold Prior). Price guide to be released Wednesday 26th of June. Completed to an impeccable standard in 2024 by Metro Homes, this luxurious Torrens titled home is ready to provide an exceptional coastal lifestyle on Lynton Avenue. Behind an impeccable facade of glass, hebel and stone lies a home of excellence, with high quality fixtures and fittings ensuring sumptuous everyday luxury for your deserving household. Boasting four bedrooms, 2.5 bathrooms and two lounge rooms over two executive levels, enjoy plenty of room for everyone to relax over a generous 312m² of total living. Enter onto timber floors and follow the wide hall to find the favourably placed main bedroom suite. Comfortably carpeted and generous in scale, enjoy a luxe ensuite with a large shower and double vanity, as well as a large walk-in robe. The open plan living expands ahead, beginning with a designer kitchen that's classic in shades of white, grey and charcoal. Gather around the Caesarstone-topped island bar, enjoy stashing it all away in the large walk-in pantry, and relish cooking up a storm between your gas cooktop and electric oven. It flows beautifully to a generous dining and living space that will tick all your boxes, while when the sun is shining, glass doors slide back to reveal a vast, tiled undercover entertaining area prime for dining Alfresco. Private fencing wraps a sizeable lawn hedged in low-fuss garden beds, creating more possibilities for everyday leisure and entertaining alike. Upstairs to the carpeted second floor, enjoy a light and lovely rumpus room, a study, and three more double bedrooms, each fitted with the practicality of built-in robes. They share use of a very generous modern main bathroom in a handy three-way configuration that includes a double sink, feature floor-to-ceiling floor tile, and a curvaceous freestanding bathtub. Spacious, stylish and oh-so comfortable, it's really all been considered in this fabulous family home. Settle in for a satisfying next chapter for your household in the revered seaside suburb of North Brighton. Walking distance to the sought-after Brighton Secondary, a stroll to Brighton's Jetty Road, and on the doorstep of the suburban coastline, everything you need for a satisfying home life is ready to roll on Lynton Avenue. Features to love:- Reverse cycle ducted A/C throughout- Secure double garage and further off-street parking- Exposed aggregate driveway and pathways- Secure alarm system- Gas hot water system- Rainwater tank and irrigation to front and rear gardens- Zoned to Brighton Secondary School and Paringa Park Primary, close to Sacred Heart and Immanuel colleges and within the catchment area for Somerton Park Kindergarten- Moments to public transport along Brighton Road plus Hove Railway Station- Just 740m to the North Brighton Esplanade, 2km to Westfield Marion and 10km to the Adelaide CBD. Land Size: 404sqm. Frontage: 10m. Year Built: 2024. Title: Torrens. Council: City of Holdfast Bay. Council Rates: \$2858.50. P.A.S.A. Water: \$292.94. P.Q.E.S. Levy: \$265.45. P.A. 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.