

**17 Bowker St, North Brighton, SA, 5048**

NOAKES  
NICKOLAS

**House For Sale**

Friday, 16 August 2024

17 Bowker St, North Brighton, SA, 5048

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Coastal-Inspired Design Meets Ocean Proximity Making for an Exceptional Lifestyle.

Price Guide Release on 21/8

Best Offers By 2/9 at 1pm - Unless Sold Prior

Embrace a satisfying lifestyle with a designer sanctuary to return home to each day on Bowker Street. Fully renovated to create a remarkable property, this spectacular home presents as a dream backdrop for a family or entertainer's next chapter on the coast.

Coastal-inspired design brings continuity through four tranquil bedrooms, including a glorious main bedroom suite, plus two living spaces, two luxurious bathrooms and two additional powder rooms.

Open plan living expands under raked ceilings, skylights and pendant lighting that define the dining and kitchen alike. And what a kitchen! Centring around a vast island bar, enjoy loads of cabinetry, a butler's pantry, quality appliances, a glass splashback framing tropical gardens, and bifold windows creating a great connection to the outdoor kitchen.

Between a sweeping undercover Alfresco and the sparkling swimming pool wrapped in decking and palms, outdoor living will have you hotly anticipating the potential of the summers to come.

### Features

Freedom solar heated mineral swimming pool

High quality appliances including dual Bosch ovens, Bosch integrated dishwasher, Elica induction cooktop and Vintec wine fridge

Secure garage and further off-street parking on exposed aggregate driveway behind secure electric gate

Reverse cycle ducted A/C throughout plus feature gas fireplace to lounge and underfloor heating to bathrooms

4m x 4m powered shed and outdoor toilet

10kW solar system

Irrigated front and rear landscaping

### Lifestyle

Walking distance to Brighton Jetty Road cafe and dining precinct

Just 1.15km to the shores of Brighton Beach

Zoned to revered Brighton High and Paringa Park Primary, close to Sacred Heart College and Westminster School

200m to the nearest bus stop along Brighton Road plus Brighton Railway Station

2km to Westfield Marion and 9.5km to the Adelaide CBD

### Rates

City of Holdfast Bay

Torrens title

Council \$1944PA

SA Water \$450PQ

ES Levy \$196PA

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