

**1C Bradman Street, Sturt, SA, 5047**

**House For Sale**

Wednesday, 14 August 2024

1C Bradman Street, Sturt, SA, 5047

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Almost Brand New Stylish Home Offers Fantastic Lifestyle

Almost brand new, this beautiful home showcases a modern design with sleek finishes, a stylish kitchen, low maintenance backyard, and space to entertain, all located in a lovely street close to the University, Private Hospital, and Westfield Shopping Centre.

As you approach the home, the contemporary exterior with striking entrance draws you in and hints at the sophistication that awaits you inside. Step into the main living area where you will feel right at home with an open plan design, plenty of natural light, and warm neutral tones.

The kitchen makes entertaining easy with quality appliances, a gas stove, subway tile splashback, ample bench space, and a large peninsula with room for seating. Whether you are serving canapes for four or preparing dinner for eight, this kitchen will handle all occasions!

Step outside to the fully fenced yard where you can have a barbeque with family and friends in a private north facing outdoor setting. All four bedrooms are a good size and the home has ducted air conditioning keeping you comfortable all year round. The master bedroom is the perfect place to retreat to at the end of the day with a walk-in robe and gorgeous private ensuite which offers a double showerhead.

Positioned within walking distance from shops, parks, and transport, this location offers an easy carefree lifestyle while Brighton Beach is just a 10 minute drive away. Whether you are a young family, a busy professional, or a savvy investor, this new property represents great value for money!

Even more to love:

Single garage

Fully fenced yard

Contemporary design

Ample storage throughout

Separate laundry with storage and access to the garage

Master bedroom has a walk-in robe and private ensuite

Ducted reverse cycle air conditioning

Main bathroom has a full sized bathtub

Close to major amenities

Specifications:

CT / 6273/941

Council / Marion

Zoning / GN

Built / 2024

Land / 262m<sup>2</sup> (approx)

Frontage / 11.01m

Council Rates / \$1,680.05pa

Emergency Services Levy / \$145.55pa

SA Water / \$181.23pq

Estimated rental assessment / \$660-\$690 per week / Written rental assessment can be provided upon request

Nearby Schools / Darlington P.S, Marion P.S, Warradale P.S, Seaview Downs P.S, Seaview H.S, Springbank Secondary College

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