

2/2B Balmoral Avenue, North Brighton, SA 5048

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 19 June 2024

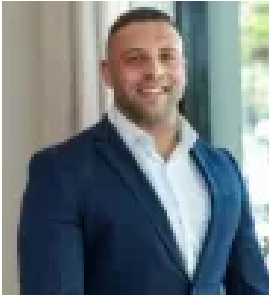
2/2B Balmoral Avenue, North Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jordan Tresidder
0881663989



Casey Grigg
0422592852

Best Offers By 8/07 (USP).

Best Offers By Monday 8th of July at 1pm (Unless Sold Prior). Granting next level style and sophistication with a coveted low-maintenance disposition, this c2019 residence was architecturally designed and constructed by acclaimed Azcon Homes to offer a sleek home base encompassing all the little luxuries of coastal proximity. Zoned for popular Paringa Park Primary and Brighton Secondary School, whilst located just a 1km stroll from the bountiful sands of Somerton Park, the home is securely set back from the road as part of a small, matching group. Positioned behind a double garage, safe internal entry is granted via the internal laundry and downstairs powder room, guiding under 3m ceilings to spacious open plan living. A monochromatic palette creates a calming mood, softened by sheer curtains, warm floating floors and cosy feature fireplace – encouraging you to add your own colour aesthetic to really make it your own. At the helm, a chef's kitchen demands the spotlight and will produce epic meals for your guests, fitted with high quality Smeg appliances, dishwasher, Caesarstone benchtops and walk-in pantry. Tropical ferns and patch of lawn surround the private alfresco, allowing you to enjoy your meal outdoors and soak up the nearby Somerton sands instead of tending to a high-maintenance garden. Feature timber panelling and pendant lights stemming from the lofty void lead up to a second level defined by wide open spaces, beginning with second living area perfect for the younger generation. A huge master with walk-in robe and ensuite is privately placed to the rear, whilst two additional bedrooms flank a main bathroom with separate bathtub – in addition sure to suit families of all ages. Creating a connection with the laidback coast, you'll love taking short strolls down to the Esplanade and stopping off at the local cafés, restaurants and boutiques of The Broadway and Jetty Road along the way – all easily accessible on foot from your front boundary. It's all about lifestyle from this brilliant Balmoral address. Even more to love:- Just 1km from Somerton Esplanade- Front-facing balcony- Roller shutters to master bedroom- Downstairs powder room- Separate bath- Keyless entry & intercom- Solar system- Ducted/zone-controlled R/C air conditioning- Irrigated back gardens- Across the road from zoned Brighton Secondary & 500m to Paringa Park Primary- Footsteps to Bowker Oval, Hove train station, Summertown Studio & Sacred Heart College- Quick dash to local shopping amenities & Westfield Marion

Land Size: 184sqm
Year Built: 2019
Title: Community
Council: City of Holdfast Bay
Council Rates: \$1504
PASA Water: \$189
PQES Levy: \$163
PA Community Rates: \$219
PA

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.