

**23B Dunrobin Road, Hove, SA 5048**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 19 June 2024

23B Dunrobin Road, Hove, SA 5048

**Bedrooms: 3**

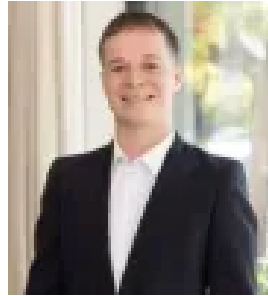
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Simon Noakes  
0402211543



Jake Billich  
0881663989

## 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. Welcome to this neat and tidy courtyard home, built circa 2001, located in the heart of Hove. Perfectly suited for families or first-time homebuyers, this three-bedroom delight also holds strong appeal for savvy investors or professionals seeking a low-maintenance property in a prime coastal location. This property offers a relaxed blend of comfort and convenience. The open-plan living design is ideal for modern living, with a spacious, original kitchen complete with an eat-in area, walk-in pantry, gas cooktop, dishwasher, and stainless appliances. You'll appreciate the thoughtful inclusion of a separate laundry, instant gas hot water and ample storage with a walk-in robe and linen closet. Highlighted features include:- Built by renowned builders Regent Homes- Neat and tidy condition - Three spacious bedrooms- Open-plan living design- Original kitchen with updated appliances and walk-in pantry- Stainless appliances and gas cooktop- Ducted evaporative air conditioning- Double garage offers secure parking- Separate laundry and instant gas hot water- Covered pergola outdoor area for entertaining- Gas heater in the lounge room- North-facing orientation

The property is positioned perfectly for those who enjoy coastal living, being just a one-minute drive to Brighton Beach and the vibrant Brighton Jetty Road. Its location is also perfect for shopping enthusiasts, with Marion Westfield Shopping Centre and Brighton Woolworths & Foodland less than two minutes away. Commuters will appreciate the walking distance to both Hove and Warradale Train Stops. Adding to its appeal, the home falls in the school zoning for Brighton Primary School and Brighton Secondary School, making it an ideal choice for families. Enjoy low-maintenance living in a secure and quiet location, with everything you need right at your fingertips.

Land Size: 260sqm Frontage: 16m Year Built: 2001 Title: Community Council: City of Holdfast Bay Council Rates: \$1343.95 PASA Water: \$117 PQES Levy: \$177.05 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.