

27 Balmoral Avenue, North Brighton, SA 5048

Smallacombe

House For Sale

Wednesday, 3 July 2024

27 Balmoral Avenue, North Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 354 m2

Type: House



John Raptis
0882714177

\$795,000

~ Auction: Saturday 20th July @ 11:00am ~This meticulously built home in 2003 sets the standard for quality living, crafted to the highest standards by its owner. Featuring a wide frontage that exudes street appeal, the driveway leads to a double garage with an automated remote control panel lift door. The low-maintenance landscaped gardens, adorned with clay pavers, enhance the exterior charm. Inside, neutral décor, high ceilings, LED lighting, and Daikin reverse cycle air conditioning ensure year-round comfort and style. Ideal for first-home buyers, downsizers, or savvy investors seeking a 'lock up and leave' property, this sparkling home offers convenience and lifestyle in equal measure, with excellent schooling options just a stroll away. Key Features: * 3 generous bedrooms, each with new plush carpet; master bedroom includes an ensuite and walk in robe, while bedrooms 2 & 3 feature built in cupboards * Open plan kitchen/dining/living area seamlessly flowing to an undercover alfresco area * Spacious kitchen equipped with stainless steel appliances including a gas cooktop, dishwasher, double bowl sink, and water filter * Easy-maintenance hard-wearing tiles in living areas, with a separate wing for bedrooms ensuring privacy * Large family bathroom with tub and separate toilet * Generous laundry with ample quality cabinetry and direct access outside * Stylish venetian style wide-slat blinds * Abundant natural light through expansive windows with low-maintenance powder-coated aluminium frames * Freshly painted throughout, NBN connected, and equipped with an alarm system * Insulation in internal and external wall cavities for thermal and acoustic benefits For those prioritising education, the property is zoned for Brighton High and Paringa Park Primary, both within easy walking distance, with Sacred Heart College also nearby. Enjoy proximity to the beautiful beaches of Brighton, local shopping, Westfield Marion, and Jetty Road, Brighton. This gem offers a blend of lavish style, sophistication, and low-maintenance living, making it an exceptional family home and investment property. Council: City of Holdfast Bay Land Size: 354sqm (approx.) Year Built: 2005 Zoning: General Neighbourhood