

2A Oxley Street, Somerton Park, SA 5044

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 25 June 2024

2A Oxley Street, Somerton Park, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 380 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

Best Offers By 15/7 (USP)

Best Offers By Monday 15th of July at 10am (Unless Sold Prior). Price guide to be released Wednesday 3rd of July. Constructed to a high standard in 2019 by Medallion Homes, this stylish three-bedroom, two bathroom, two living room home on a leafy, quiet no-through road offers a safe and secure home environment within a friendly neighbourhood from a home of style in Somerton Park. Highbrow features to elevate your everyday include Smeg appliances, spotted gum laminate flooring to the primary living areas, carpet on quality underlay to bedrooms, and plenty of storage throughout. A contemporary rendered hebel and glass facade welcomes you home directly into the first of two living spaces, creating floorplan flexibility for your household from the outset. Practically designed, bedrooms two and three and the main bathroom are tucked off a separate hallway, providing a peaceful kids' wing. Both double bedrooms are fitted with built-in robes and the comfort of carpet, while the handy three-way main bathroom is fully-tiled and styled in bright white and offset with a timber vanity, with a large shower and family-friendly bathtub too. Set on the rear of the home, the main bedroom boasts both a walk-in robe and wall-to-wall built-ins. Enjoy views over the rear garden and a luxurious ensuite complete with a double vanity, another large shower, and a separate toilet. Open plan living will become central to your lifestyle. A striking kitchen comes together under feature lighting around a Caesarstone-topped island/breakfast bar. Wrapped in cabinetry, you'll love how much storage you have to work with between timber toned overhead cupboards and the sleek 2pac style below, with plenty of bench space too. Large windows overlooking established greenery frame the dining space, with a feature heater between the dining and lounge a welcome focal point for winter comfort. Outdoors, a private courtyard is wrapped in good neighbour fencing, with a very manageable established garden ready to bring joy. Enjoy dining Alfresco under the main roof, with a ceiling fan and quality tiles creating an outdoor living space that brings together summer comfort and style, completing the picture for an escapist home base near the sea on Oxley Street. Sign up for the Somerton Park Surf Life Saving Club, enjoy exploring local parks and reserves with facilities including BBQs, tennis and basketball courts, and plenty of wide open sandy shores. Discover local hotspots including The Broadway Kiosk, the Broadway Hotel and restaurants, Brighton and Glenelg's Jetty Road precincts, a handy local IGA, Dulwich Bakery, and plenty of takeaway along Brighton Road. Features to love:- Reverse cycle ducted A/C throughout plus feature gas heater- Secure garage and further off-street parking on exposed aggregate driveway- Secure alarm system with touch screen keypad, front door monitor and panel screen plus security doors to front and laundry- Bill-reducing 6.65kW LG solar system- 5 ceiling fans throughout the property- 2 outdoor sun blinds to the dining and kitchen areas- Gas hot water system- 1000L rainwater tank plumbed to WC- Irrigation to front and rear gardens- Zoned to the coveted Brighton Secondary School and Paringa Park Primary, close to Immanuel College, Sacred Heart College and Westminster School and within the catchment area for Somerton Park Kindergarten- Moments to Brighton Road bus stops plus Brighton Railway Station and Glenelg trams- Just 620m to the sand, 3.1km to Westfield Marion and 9.2km to the Adelaide CBD. Land Size: 380sqm Frontage: 12.3m Year Built: 2019 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2758.15 PASA Water: \$318 PQES Levy: \$118.95 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.