

35A Illawarra Avenue, Hove, SA, 5048



House For Sale

Saturday, 10 August 2024

35A Illawarra Avenue, Hove, SA, 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Brad Allan

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Stylish Freestanding Courtyard Living in Sought After Location

Located just minutes to the cosmopolitan lifestyle on offer at Jetty Road Brighton, this light filled home offers the ultimate in low maintenance living.

Finished to the highest of standards by award winning builder Regent Homes, the home boasts quality fixtures and fittings throughout.

There are two living spaces including a spacious open plan living/dining area that flows seamlessly to the all-weather alfresco entertaining area & a light filled lounge room adjacent a private central courtyard.

The spacious kitchen offers quality Smeg appliances including a 900mm gas cooktop, dishwasher, as well as stone bench tops & walk-in pantry.

There are 3 good sized bedrooms, the north facing master with luxury ensuite & his/hers walk-in robe. Bedrooms 2 & 3 feature built-in robes and are serviced by a stylish main bathroom complete with freestanding bath and separate toilet/powder room.

Notable features include:

- 2.7m ceilings
- Oak timber flooring
- Ceiling Fans to all bedrooms
- Stacker doors to the rear fully integrated outdoor terrace
- Single garage with internal access
- LED down lighting throughout
- Zoned ducted reverse cycle air conditioning
- Security system
- Fully landscaped gardens front and rear with irrigation
- Zoned for Brighton Secondary & Paringa Primary Schools
- Good sized 367sqm torrens titled allotment

All set in a quiet street just a short walk to the cafes of Jetty Road Brighton/beach, minutes to Westfield Marion, the train for easy CBD access and many quality shops/supermarkets at your fingertips.

An abundance of quality schooling options are available including Sacred Heart, SPW, McAuley, Immanuel College, Westminster & Brighton Secondary.

Property Specifics:

Year Built / 2017

Council / City of Holdfast Bay

Land Size / 367 sqm (approx.)

Council Rates / \$1,881.65 per year

SA Water Rates / \$223.22 per quarter

ESL / \$184.65 per year

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