

**38 Shoreham Road, South Brighton, SA 5048**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 19 June 2024

**38 Shoreham Road, South Brighton, SA 5048**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 700 m2**

**Type: House**



Simon Noakes

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Darcy Harcourt

0435756245

## 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. Constructed to a high standard in 2010 by the reputed Exterior Dimensions, this Torrens titled four bedroom family residence mere metres to the Esplanade provides an unrivalled coastal lifestyle from the lap of home luxury on Shoreham Road. Behind a captivating glass facade enjoy a generous and meticulously planned blueprint that creates wings for the members of your household over an epic 401m<sup>2</sup> of living, with 3m ceilings and easy-care tiles setting the tone for a spacious, laid-back coastal existence. On the ground floor, the main bedroom suite and fourth bedroom or study sit off the wide central hallway, as well as a handy third bathroom. The main bedroom boasts dramatic sheers, a huge walk-in robe, and a luxurious fully-tiled ensuite complete with a large walk-in shower with rain shower head and a lengthy vanity. Upstairs, two more carpeted bedrooms enjoy extensive built-in robes and a large three-way bathroom, complete with a large bathtub, as well as your second living space, wrapped in floor-to-ceiling sheers for the effect of a generous yet cosy space to retreat for an afternoon of movies. Yet it's in the ground floor open plan living that you'll relish entertaining and spending your time together. Drawing the natural light in via large windows and glass sliding doors, a favoured north-facing orientation ensures a warm family living space and sunny back garden alike, whether you're floating in the sparkling swimming pool, reclining under the Alfresco or relaxing on the couch. A huge designer kitchen comes together between premium stone benchtops. Wrapped in cabinetry and boasting a walk-in pantry too, you can keep your island bar neat and tidy for entertaining and a cooking up a storm. Everything you need is here in this coastal oasis, ensuring year-round comfort in a home that you'll enjoy just as much through winter as you will in the summer. From Shoreham, explore the cafes of Jetty Road, Brighton, shop with convenience at Woolworths on Brighton Road, and take advantage of trains to the CBD from Brighton Railway Station a short walk away. Spend your weekends on the sand or strolling the Esplanade, join one of the Surf Life Saving Club communities, catch sunsets from the balcony at Seacliff Hotel and relish every wholesome moment you can provide for your family in this winning coastal location. Features to love:- Fully-tiled salt water swimming pool with solar heating- Reverse cycle ducted A/C throughout- Large double garage and further off-street parking- Secure alarm system- 9.3kW solar system installed 2022- Gas hot water system- 1000L rainwater tank plumbed to ensuite toilet- Irrigated front and rear landscaping- Zoned to the revered Brighton Secondary and Brighton Primary, close to Sacred Heart College and Westminster School and within the catchment area for Seacliff Community Kindergarten- Moments to public transport along Brighton Road plus Brighton Railway Station- Just 120m to the Esplanade, 2.2km to Westfield Marion and under 12km to the Adelaide CBD. Land Size: 700sqm Frontage: 18.22m Year Built: 2010 Title: Torrens Council: City of Holdfast Bay Council Rates: \$3961.80 PASA Water: \$377.36 PQES Levy: \$348.60 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.