

**62 Somers Street, North Brighton, SA 5048**



**House For Sale**

Wednesday, 19 June 2024

**62 Somers Street, North Brighton, SA 5048**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Auction (USP)

Seize this exceptional opportunity to own a home in the highly sought-after locale of North Brighton. Perfectly situated within the coveted Brighton Secondary School Zone and Paringa Park Primary Zone, this residence is just a mere four minutes from the pristine shores of Brighton Beach, offering a lifestyle of convenience and leisure. Nestled on a 374sqm block, this original brick home boasts a generous front yard, setting the stage for its charming character. This property presents a fantastic opportunity for investors, renovators, or those looking to simply enjoy it as is. Bedrooms 1, 2, and 3 are all equipped with built-in wardrobes and vertical blinds for added privacy. Each bedroom is bathed in natural light, creating a bright and airy ambiance throughout the home. The master bedroom features a window air conditioner, ensuring comfort during the warmer months. The spacious living room is designed for relaxation and comfort, featuring a split system air conditioner for year-round climate control. Downlights and two large windows illuminate the space, creating a welcoming and inviting atmosphere. The kitchen is both functional and stylish, equipped with an electric cooktop, ample cupboard space, and a double stainless steel sink. A ceiling fan in the kitchen and dining area ensures a comfortable environment, making meal preparation and dining a breeze. The main bathroom exudes a retro charm with its character brown finishes and tiles, complete with a spa bath for ultimate relaxation. The toilet is conveniently located separately, providing additional privacy. For added convenience, the home includes a separate laundry with direct access to the yard, making household chores effortless. Both the front and back yards are low maintenance, allowing you to enjoy your outdoor spaces without the hassle of constant upkeep. A garden shed in the rear yard offers extra storage space, whilst the undercover carport provides secure parking for one car, with additional driveway space accommodating two more vehicles. The local area boasts a wealth of recreational facilities, including Bowker Oval & the SA Aquatic & Leisure Centre, which are perfect for sporting activities. The nearby Jetty Road precinct in Brighton provides an array of boutique shops, trendy cafes, and delicious dining options, ensuring you'll never run out of things to do or places to explore. For families, the educational opportunities are exceptional, with several schools in close proximity, including Sacred Heart College, Warradale Primary, and McAuley Community School. Additionally, Ballara Park Kindergarten & Edge Early Learning Centre are nearby, making this location ideal for families with children of all ages. Shopping is a breeze with Westfield Marion just four minutes away, providing a comprehensive range of retail stores, supermarkets, and entertainment options, including cinemas and restaurants. The Glenelg shopping precinct is also nearby, adding even more variety to your shopping and dining experiences. Transport connections are superb, making commuting effortless. Oaklands Railway Station is a mere three-minute drive, providing quick access to the Adelaide CBD and other major areas. Numerous bus routes service the area, ensuring you're well-connected wherever you need to go. This property offers the perfect blend of coastal charm, community spirit, and modern conveniences. Don't miss your chance to secure this excellent opportunity in a prime location. Your ideal North Brighton lifestyle awaits!

**What we Love:**

- Zoning to Brighton Secondary and Paringa Park Primary school
- 4 minutes from Brighton Beach.
- Three bedrooms with built-in wardrobes and vertical blinds
- Master bedroom with a window air conditioner.
- Spacious living room with split system air conditioner, downlights, and large windows.
- Functional kitchen with electric cooktop, ample cupboard space, double stainless steel sink, and ceiling fan.
- Retro style main bathroom with brown finishes, tiles, and spa bath; separate toilet for added convenience.
- Separate laundry with yard access.
- Low maintenance front and back yards; garden shed in the rear.
- Undercover carport for one car, additional driveway space for two more.
- Bowker Oval, SA Aquatic & Leisure Centre, Jetty Road precinct & Westfield Marion nearby.
- Close to Sacred Heart College, Warradale Primary, McAuley Community School, Ballara Park Kindergarten & Edge Early Learning Centre.
- 3-minute drive to Oaklands Railway Station. Close to multiple bus routes.

**Auction:** Saturday, 6th July 2024 at 10.00am Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.