

**7 Comet Avenue, Netley, SA, 5037**

**NOAKES  
NICKOLAS**

**House For Sale**

Friday, 30 August 2024

7 Comet Avenue, Netley, SA, 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Netley's Newest Contemporary Address Completed Just in Time for Spring.

Price Guide Release on 4/9

Auction 14/9 at 12pm - Unless Sold Prior

Set your lifestyle soaring for the stars and be the first to enjoy this elegant easy-care Netley home just recently completed by Westfield Homes.

Offering three bedrooms, two living spaces, two bathrooms, a dedicated study and aspirational outdoor living, everything you'll need to make the most of the coming spring and summer is in place and waiting.

Behind an enduring brick and hebel facade, the main bedroom suite is cleverly separated on the front of the home, with bedrooms two and three sharing the spacious three-way bathroom further down the hall.

Sparkling open plan living boasts that winning northerly orientation, with a fantastic outdoor living with an outdoor kitchen and a spacious lawn creating a dream backdrop for family time and entertaining.

Positioned a dash to the ocean, shopping, excellent schools and the CBD, Netley is as convenient on your weekdays as it is exciting on weekends. Make it yours.

### Features

Stone benchtops to kitchen island bar and quality appliances including a gas cooktop

Carpeted bedrooms and easy-care tiles to living areas

Plenty of storage with walk-in robe to main bedroom, mirrored built-in robes to bedrooms 2 and 3, walk-in pantry, linen closet and garage storage

Reverse cycle ducted A/C throughout plus ceiling fans to Alfresco

Secure garage with panel lift door and second off-street park

Swann CCTV secure alarm system

Instant gas hot water system

Rainwater tank with pump, plumbed to W/C and auto switch from tank to mains

### Lifestyle

Embrace shopping convenience at Kurralta Park Central and Aldi on Marion Road

Enjoy the playground and green expanses of Joe Well Reserve at the end of the street

Moments to public transport at the end of the avenue

Just 3.8km to your closest beach, 4.3km to the Adelaide CBD and a dash to Adelaide Airport for frequent flyers

Zoned to Plympton International College, close to Immanuel College and seconds to Netley Kindergarten

### Rates

City of West Torrens

Torrens Title

Council \$1,349.45PA

SA Water \$184PQ

ES Levy \$148.45PA

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