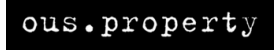


54E Cedar Avenue, Brighton, SA 5048



Townhouse For Sale

Wednesday, 3 July 2024

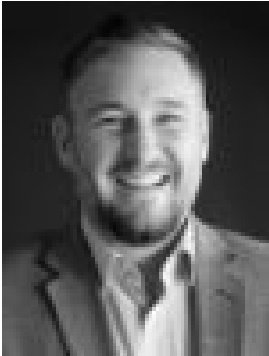
54E Cedar Avenue, Brighton, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Laz Ouslinis
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0410648378

Contact Agent

Awash with thoughtful design elements that create an exceptional living experience, this captivating coastal townhouse is just a five-minute walk to the sunny shores of Brighton beach. For downsizers and professionals seeking a luxury sea-change, this sophisticated residence will have you hooked. Clever design sees the two or three bedroom layout offering fresh and fabulous open plan living and outdoor entertaining, along with an upstairs lounge that can transition from lounge into a third bedroom with easy flexibility via insulated sliding stacker doors. A dual-access divine bathroom also ensures the two main bedrooms each enjoy ensuite privileges along with extensive built-in storage, ducted a/c, ceiling fans and cross-ventilation windows resulting in two sumptuously snoozy sleep zones. Downstairs the open plan design boasts effortless finesse... while kitchen cook-fests with guests are made easy by a stone-topped island bench, slide-out pantry storage, Miele oven and Miele built-in microwave, induction cooktop (with option for gas conversion) and dishwasher. The living area flows directly outdoors to a stylish timber deck where all-weather outdoor living and entertaining beneath the vergola is enhanced by its rain-sensor auto-close functionality. More things to love:

- High calibre c.2020 design
- Single carport with access to storage space
- Single garage with internal home entry
- Ducted reverse cycle air conditioning
- Ceiling fans in both living areas and both bedrooms
- Designer kitchen with induction cooktop, integrated dishwasher, breakfast bar
- Built-in laundry benchtop and storage cupboards plus drying rail
- Ground floor w/c
- Stunning fully-tiled couples' ensuite with dual basins and plenty of storage
- Fully-tiled main bathroom with second bedroom direct access
- Built-in robes in both bedrooms
- Enclosable dressing room in the master bedroom
- North-facing outdoor entertaining with an auto-close vergola roof
- Easy public transport options of bus and train close by
- Local reserves and shops nearby
- Beautiful beachfront walk to Brighton Surf Club and Jetty Road dining venues
- Zoned Brighton Primary and Brighton Secondary schools

Council rates / approx \$426.00 p.q
SA water / approx \$257.83 p.q
ES levy / approx \$TBA p.a
Community title / approx \$186.15 p.q

LET'S TALK RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.