



North Brighton, 15A Balmoral Avenue

Delightful Courtyard Home With Double Garage. Best Offers Closing 3rd July (USP) Price Guide \$1,000,000

Is this the one you have been waiting for? Sited on a generous modern block of 411m2, this freestanding home will not disappoint. Featuring a lovely wide frontage, and a generous floor plan, it offers all the qualities for a modern lifestyle.

If schooling is important to you, you are zoned for both Brighton High and Paringa Park Primary, which are both an easy walk away. Sacred Heart College is also an option. The beautiful beaches of Brighton, great local shopping, along with Westfield Marion and Jetty Road, Brighton are also on your doorstep.

What we love about this home

- 3 generous bedrooms, walk in robe and ensuite to master, bir's to other bedrooms



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 2 4

For Sale

Best Offers Price Guide \$1,000,000

View

ljhooker.com.au/PTVGW0

Contact

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LJ Hooker Glenelg | Brighton
(08) 8294 6000

- Brand new carpet to 3 rooms
- Second full bathroom with separate vanity area and toilet
- Generous formal living
- Expansive open plan living and dining with access to rear entertaining
- Attractive well-equipped kitchen with stainless steel appliances, pantry and dishwasher
- Undercover entertaining to make lasting memories with family and friends
- Auto remote double garage with bonus rear roller door for easy access to rear area
- Reverse cycle ducted air conditioning
- Quality curtains and blinds
- Solar system to reduce your power costs

Fully established low maintenance gardens
 For further information please contact Peter Hurcombe.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 279730

More About this Property

Property ID	PTVGW0
Property Type	House
Land Area	411 m ²

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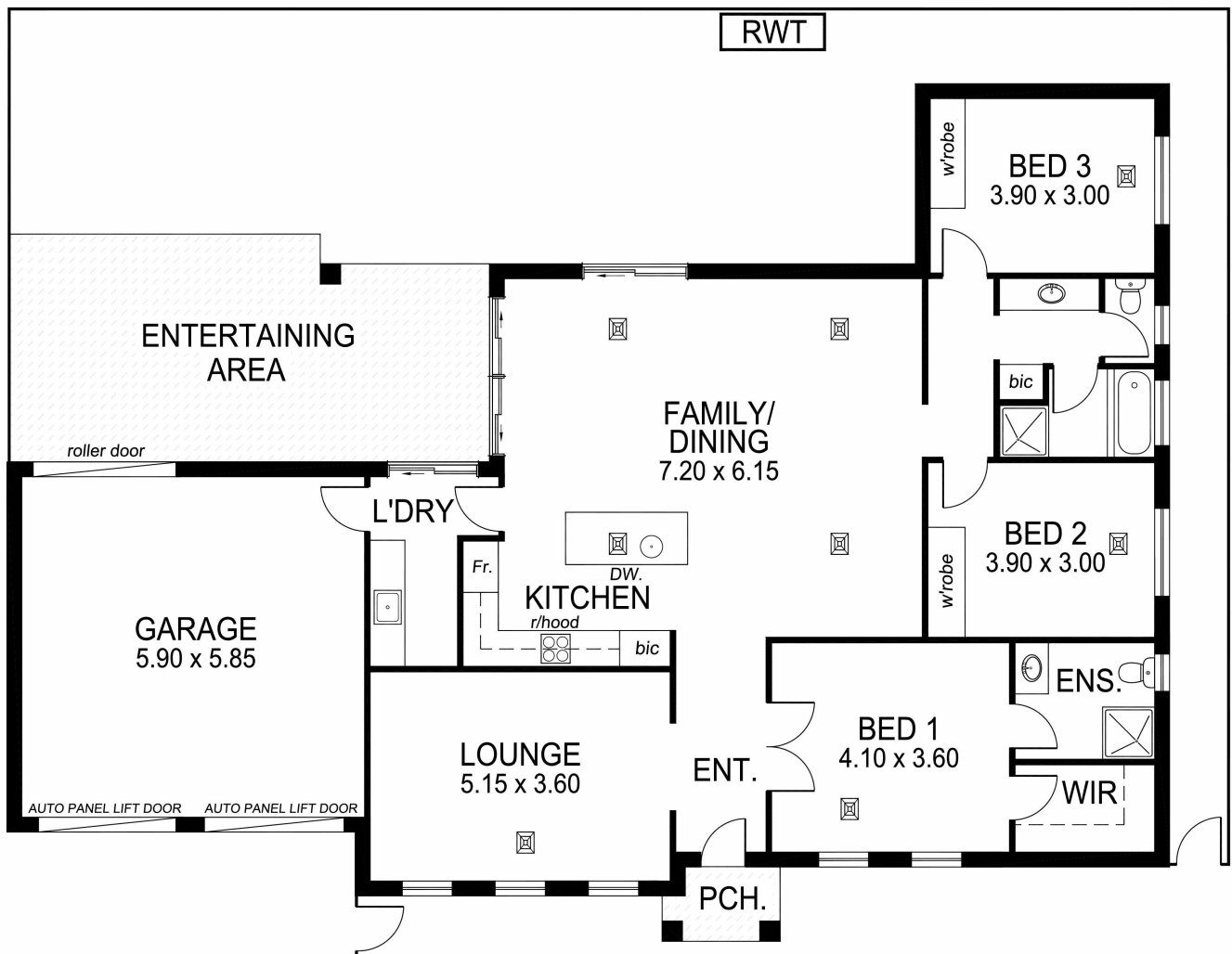
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