



# South Brighton, 3 Edwards Street

Unlock Your Dream Home: Where Modern Living Meets Ultimate Convenience!

This whopper of a property is the embodiment of modern living, offering a harmonious blend of style and functionality. With its spacious living areas, well-appointed kitchen, and elegant finishes, it's the perfect home for first home buyers, investors or busy working professionals seeking the ultimate lock-up and leave lifestyle.

From the moment you step inside, you'll be captivated by the inviting formal family room with creative timber panels that adorn the walls, setting the tone for the entire house. The home boasts beautiful floorboards that span throughout, seamlessly connecting the family room to an open-plan kitchen and living/dining area. The modern kitchen features timber feature cabinetry, stone

3 2 2

**For Sale**  
\$840,000 - \$880,000

**View**  
[ljhooker.com.au/PFDGW0](https://ljhooker.com.au/PFDGW0)

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**LJ Hooker Glenelg | Brighton**  
**(08) 8294 6000**

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benchtops, plenty of cupboard space, a gas cooktop, and an oven, making it a chef's dream. This open space overlooks the backyard, offering a perfect setting for family gatherings and entertaining.

Upstairs, you'll discover all three bedrooms. The master bedroom features a walk-in wardrobe and a private ensuite, ensuring your comfort and convenience. Bedroom two comes with a built-in robe for ample storage. There's an additional retreat creating the perfect space for a study, a third living area, or simply a retreat for some quiet relaxation. The main bathroom continues the theme of modernity, featuring wooden-look cabinetry, floor-to-ceiling tiles, and a semi-frameless shower. The laundry and powder room are conveniently located downstairs to serve the main living areas, adding practicality to the elegant design.

Step outside, to a private courtyard beckons for relaxation and entertaining, while the low-maintenance garden makes upkeep a breeze. There is plenty of off-street parking with an automatic double garage making parking a breeze or use this space as storage for a bike or boat.

All the locals know the houses are better on Edwards Street but see for yourself. Enjoy a short stroll to the popular Brighton Beach or catch the train from the nearby Brighton Train Station providing a seamless commute to the City. You also enjoy easy access to essential amenities at your doorstep with Foodland, chemist, hairdressers, restaurants and cafes, and Hungry Jacks. It's a rare find that perfectly combines modern living with unbeatable convenience.

Don't miss out on the chance to make this home your own. Contact us today to schedule a viewing and as some would say the houses are better on Edwards Street, Brighton

\*Please note that this property is currently tenanted until January 2024

#### Property Details:

Council: City of Holdfast Bay

Land Size: 235sqm

House Size: 212sqm

Year Built: 2015

Council Rates: \$2,056.10pa

SA Water: \$926.16pa

For further information please contact Jarad Henry or Trinity Egglestone.

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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 182909

## More About this Property

Property ID	PFDGW0
Property Type	House
House Size	212 m²
Land Area	235 m²

### Jarad Henry

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### Trinity Egglestone

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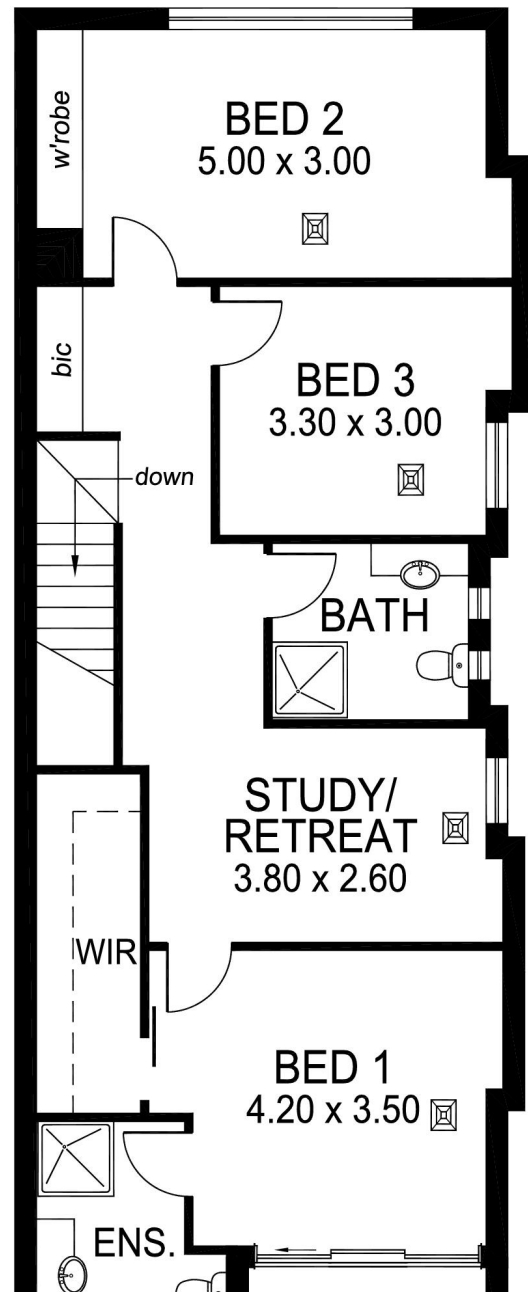
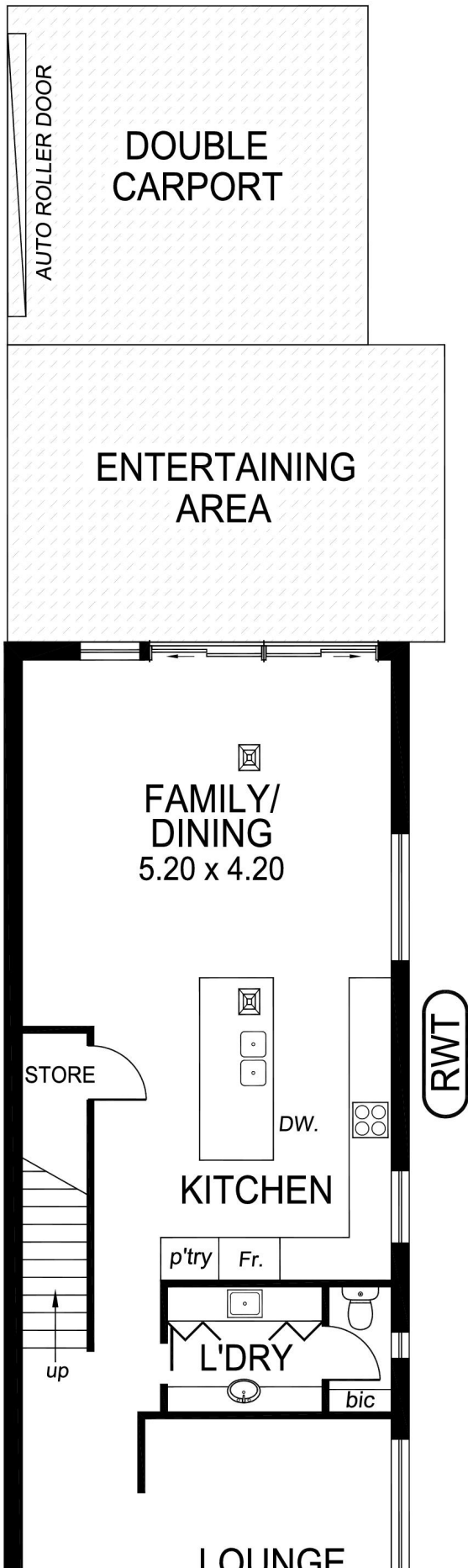
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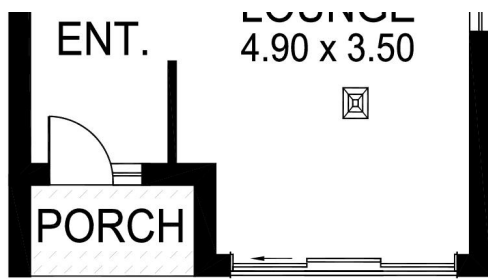
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LOWER LEVEL



UPPER LEVEL

TOTAL AREA:	212.57m <sup>2</sup> /22.85sqs
(Estimate only)	(incl. porch, ent. area, balcony & carport)

This drawing is for illustration purposes only.  
All measurements are approximate only and information intended to be relied upon should be independently verified.