

# MAGAIN



## 8 Folkestone Road South Brighton SA

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Please contact Sandy Robinson from Magain Real Estate for all your property advice.

Set on a substantial 836m<sup>2</sup> (approx.) allotment with an impressive 19.8m frontage (approx.), this solid two-bedroom home offers comfort, convenience, and exciting future potential in one of South Brighton's most tightly held pockets. Whether you're looking to move in, invest, or explore redevelopment (STCC), this is a rare and versatile opportunity just minutes from the coast.

Tucked away in a peaceful street, the home immediately radiates warmth and character, creating a calm and contemporary feel throughout. At the front of the property, a separate lounge provides the perfect retreat-ideal for relaxing, entertaining, or enjoying the serenity this beachside suburb is known for.

Behind its electric front gate, you'll find a practical layout featuring a central bathroom, neat kitchen, and an undercover carport. Outside, the fully secure, low-maintenance yard is a haven for garden lovers, featuring fertile soil and established fruit trees-lemon, orange, and mandarin-offering both beauty and bounty year-round.

This home is ideal for young families, pet lovers, or anyone seeking room to grow, with generous outdoor space for

**Type** : House  
**Price** : \$ 1,375,000  
**Building Size** : 97 sqm  
**Land Size** : 836 sqm  
**View** : <https://www.magain.com.au/property/8-folkestone-road-south-brighton-sa/8425271>



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