

**1/13 Kauri Parade, Seacliff, SA 5049**



**House For Sale**

Wednesday, 8 May 2024

1/13 Kauri Parade, Seacliff, SA 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Karen Millard

0882928300

## Auction (USP)

Welcome to this inviting 3-bedroom unit located in the highly sought-after coastal suburb of Seacliff. Positioned just streets away from the serene Seacliff Beach, this residence offers a coveted lifestyle perfect for singles, couples, first home buyers, and investors alike. Upon entering, you're greeted by a spacious lounge room with polished wooden floorboards, enhancing the home's charm and appeal. The seamless flow leads you to the dining room, connected to the well-appointed kitchen boasting ample bench and cupboard space, making meal preparation a breeze. The home comprises of three generously proportioned bedrooms, two of which feature built-in robes for convenient storage solutions. The centrally located main bathroom exudes a bright ambiance and features a combined bathtub and shower, with the added convenience of a second separate toilet within the laundry area. Step outside to discover a delightful undercover entertaining area, providing the ideal space for hosting gatherings or simply enjoying the refreshing coastal breeze. This property boasts several additional features, including a single carport, ceiling fans throughout various rooms, and split system air conditioning and heating units strategically placed in the lounge room, one of the bedrooms, and the kitchen/dining area. A separate laundry adds to the home's practicality, while a private courtyard area at the front enhances its appeal. Location is paramount, with the beach mere moments away and Angus Neil Reserve nearby, offering ample green space and a playground. Shopping needs are easily met with Brighton Central and Westfield Marion just a short drive away. For education and healthcare, Flinders University and Medical Centre are conveniently close. Commuting is a breeze with Seacliff Railway Station within walking distance, providing direct access to the CBD. Families will appreciate the zoning to Seacliff Primary School and Brighton Secondary School, along with proximity to quality schools like Westminster School and Sacred Heart College. This unit epitomises coastal living at its finest, offering both comfort and convenience in a highly desirable location.

**What we Love:**

- Spacious lounge room with polished wooden floorboards
- Dining room adjoining well-appointed kitchen
- Main bathroom with combined bathtub and shower
- Three bedrooms, two with built-in robes
- Undercover entertaining area
- Single carport
- Ceiling fans throughout various rooms
- Split system air conditioning/heating in lounge, bedroom, and kitchen/dining area
- Private courtyard area at front of property
- Close proximity to Seacliff Beach and Angus Neil Reserve
- Convenient access to Brighton Central and Westfield Marion for shopping
- Near Flinders University and Medical Centre
- Walking distance to Seacliff Railway Station
- Zoned for Seacliff Primary School and Brighton Secondary School
- Nearby quality schools include Westminster School and Sacred Heart

**Auction:** Saturday, 25th May 2024 at 1.00pm (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.