

**10 Larboard Street, Seaford, SA 5169**



**House For Sale**

Tuesday, 21 May 2024

10 Larboard Street, Seaford, SA 5169

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 761 m2**

**Type: House**



Rhys Digance  
0404422155



Thomas Nicholas  
0420306972

## Best Offer By 10/06 (USP)

Best Offer By 10th June (Unless Sold Prior) Perfectly positioned on a quiet street just 300 metres from the pristine Seaford Esplanade, this recently updated and much loved home presents a fantastic opportunity for those looking to enjoy an enviable coastal lifestyle. Proudly set upon a generous allotment of 760m<sup>2</sup>, with a flexible floorplan offering up to 4-bedrooms the home is ready for you to move right in whilst also providing ample scope for you to extend, renovate or subdivide into two luxurious beachside dwellings (STCC). Located within a short drive of the Seaford Central Shopping Centre & and within close proximity of the McLaren Vale Wine Region, local reserves, public transport (including the CBD train line), and the Port Noarlunga & Colonnades cafe/shopping precincts, this is your opportunity to purchase a significant land holding in one of Adelaide's most desired southern locations.

**Key Features:-** Potential to subdivide (STCC)- Ducted evaporative air-conditioning throughout- Light filled living area with gas heating- Freshly painted throughout & new carpets installed- Four generous sized bedrooms- Retreat at the back of the house, ideal as a fourth bedroom- Functional kitchen complete with dishwasher, gas cooktop & walk in pantry- Family bathroom complete with shower, free standing bath and separate toilet- Laundry room with additional storage- Private study room- Garage with reverse cycle heating/cooling ideal to convert into a workshop, gym or teenagers retreat- Instantaneous gas hot water

**Location Features:-** 300m: Seaford Esplanade- 900m: South Port Primary School- 3-minute drive: Seaford Central Shopping Centre & Beach Hotel- 4-minute drive: Seaford Meadows Train Station (Seaford-CBD)- 4-minute drive: Seaford Secondary College (zoned)- 7-minute drive: Port Noarlunga Jetty & Restaurant/Cafe Precinct- 10-minute drive: Colonnades Shopping Centre & Noarlunga Hospital- 13-minute drive: McLaren Vale Wine Region- 34-minute drive: CBD

**Fringe Specifications:** Year Built / 1984 Land Size / 760m<sup>2</sup> Frontage / 19.51m Easements / Nil Zoning / General Neighbourhood Council / Onkaparinga Council Rates / \$509 PQ

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 254416.