

11 Mott Terrace, Seacliff Park, SA 5049

HARRIS

House For Sale

Friday, 29 December 2023

11 Mott Terrace, Seacliff Park, SA 5049

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 426 m2

Type: House



Marco Wenzel

0481090830

\$899k

First open 13th January 2024. Perfectly positioned on a 426sqm north-facing parcel, this three-bedroom residence savours the renowned coastal charm of Seacliff Park to create an immersive and harmonious home base. Fusing dual living zones and spacious proportions, the footprint caters from downsizers to growing families, keeping the aesthetic functional yet low maintenance with a neutral aesthetic and contemporary twist. Geared towards versatile functionality, choose to relax within the carpeted and cosy formal front lounge or an open plan hub that grants a family-centric centre, providing a sunny south-facing outlook to an easy-care backyard brimming with lush lawn, raised garden beds and a shady gazebo for meals served alfresco. Always ready to serve, the kitchen elevates a timeless palette alongside stainless steel appliances, ample cabinetry and an unencumbered island bench - poised to bring everyone together for casual meals before going their separate ways for the day. Each of the three bedrooms offer a restful sleep and bring something different for their occupants - the master deservedly enjoys an ensuite and walk-in robe, bedroom two boasts built-in robes and direct access to the three-way main bathroom, whilst the final bedroom is privately tucked away toward the rear left corner. Encouraging you to embrace the laidback seaside lifestyle, you'll love direct proximity to Davenport Terrace - providing immediate access to public transport, shopping conveniences of Foodland, and a direct 15-minute stroll to the sands, coastal walks and Surf Life Saving Club of Seacliff Esplanade. Even more to love:

- Double garage with internal access
- Extra driveway parking
- Floating floors & plush carpets
- Ducted R/C air conditioning
- Roller shutters
- Just 20-minutes to the CBD
- Zoned for Seaview High
- Proximity to Seacliff Primary, Seaview Downs Primary, Brighton Secondary & McAuley Community School
- Moments to Westfield Marion, Flinders University & Hospital

Specifications: CT / 5920/190 Council / Holdfast Bay Zoning / General Neighbourhood Built / 2009 Land / 426m² Frontage / 22.7m Council Rates / \$1644.85pa Emergency Services Levy / \$173.95pa SA Water / \$200.07pq Estimated rental assessment / \$660 to \$690 per week / Written rental assessment can be provided upon request Nearby Schools / Seaview Downs P.S, Darlington P.S, Warradale P.S, Seaview H.S Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409