

**111 Eyre Street, Seaview Downs, SA 5049**

**House For Sale**

Thursday, 18 January 2024

**GaryJSmith**

111 Eyre Street, Seaview Downs, SA 5049

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 800 m2**

**Type: House**



John Muscat  
0413948938



Caitlin Clarke  
0459414271

## Expression of Interest 30/1 @ 12pm

This expansive residence offers an ideal blend of comfort and space, with a host of features that cater to every aspect of modern living. As you enter, you are welcomed into a warm and inviting atmosphere, the large lounge area flows onto a cosy sitting area, complete with a heater for those chilly nights, creating the perfect ambiance for relaxation. The heart of the home is the galley-style kitchen, boasting practicality and complemented by a convenient walk-in pantry for all your storage needs. Adjacent to the kitchen, the dining area is perfect for entertaining guests or enjoying quality family time. The home offers ample accommodation, the large master bedroom is a haven, featuring an ensuite and a large walk-in robe, ensuring a private retreat for the homeowners. The second bedroom, adorned with built-in robes, offers versatility with ample space for a study or sitting area. The third bedroom, also equipped with built-in robes, provides comfort and convenience. All serviced by the third living area and an updated main bathroom with a separate toilet. Step outside to the inviting alfresco area, perfect for enjoying the fresh air and entertaining friends and family. The outdoors offers plenty of undercover and open space for everyone to appreciate. Off-street parking is not a problem, with space for two vehicles at the front of the home and access off Karkoo St to the large garage. For those with a passion for DIY or requiring extra space, the large garage is an ideal haven. Tailored for tradies and workshops area, it comes complete with an office space, making it a versatile and functional addition to the property. Not to be missed:

- Large and spacious rooms.
- Split systems throughout.
- Separate laundry for added convenience.
- Ample storage.
- Garden Shed.
- Dual street access.

Embrace the Seaview Downs lifestyle in a quiet cul-de-sac location, only five minutes to the ever-popular Seacliff beach and 25 minutes to the CBD. Access to public transport, amenities, schools and Flinders Medical Centre and University. This well-appointed family home that combines comfort and an expansive floorplan. Don't miss the opportunity to make this property your own and create lasting memories in this spacious family home. CT/ 5587 351 Year Built / 1969 Council Area / City of Marion Zoning / HN (Hills Neighbourhood) Land size / 800m<sup>2</sup> approx. Council / \$1879.07 per annum SA Water / \$183.19 per quarter Schools / Seaview Down Primary School, Seaview High School (zoned) Gary J Smith Real Estate You're Home RLA 150557