

# 113 Seacombe Road, Dover Gardens, SA 5048



## House For Sale

Thursday, 18 January 2024

113 Seacombe Road, Dover Gardens, SA 5048

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 664 m<sup>2</sup>

Type: House



Glenn Pagano

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**\$599,000 - \$649,000**

RLA 252 299113 Seacombe Road is light, bright and has been made ready to welcome its lucky new owners. Including highly valuable subdivision and planning consent for two stunning new homes, this property also provides an opportunity to undertake an exciting development project. Lovingly presented, you'll feel right at home as you enter this charming property. The engine room of this delightful home is the spacious, modern kitchen complete with gas cooking and plenty of cupboards and drawers. The kitchen, dine and lounge makes a wonderful open plan living space and opens onto the elevated, decked entertaining zone. The huge rear yard also features a garden shed and versatile, detached third bedroom or home office. A freestanding claw bath adds character to the updated bathroom while split system air conditioners, ceiling fans and ducted gas heating ensure the entire home is kept comfortable all year-round. The popularity of Dover Gardens has continued to snowball over recent years. Living only 2km to Seacliff Beach and even less to the endless resources of Westfield Marion, Flinders University & Hospital, its easy to see why. Multiple schools, parks, sports clubs, transport and local shops are all within arms reach. Perched on 664m<sup>2</sup> of land with a north facing rear, this parcel of land presents its new owner with a range of opportunities and options. The first option is to live in or rent out the lovely home as is. You may choose, either now or in the future, to build your dream home on this wonderful site (stcc). Another exciting option is development. This property has been approved for subdivision and the construction of two, amazing two storey homes. Whether you build for yourself or for profit or both, this property is something to get excited about. Such versatility and opportunity in a location that demands attention in ever increasing volume is well worth taking the time to investigate and explore. Please attend our next open inspection and feel free to contact me with any questions you might have. Council Rates: \$1535 SA Water: \$652.92 ESL: \$284.75