

12 Bothwell Avenue, Seacliff Park, SA 5049

HARRIS

Sold House

Wednesday, 24 April 2024

12 Bothwell Avenue, Seacliff Park, SA 5049

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Marco Wenzel
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\$1,455,000

Constructed in 2020 and fastidiously considered over every inch, 12 Bothwell Avenue is a high-spec, highly energy efficient home built to last the ages without sacrificing the finer details. Whether it's the high ceilings, wide hallways, or seemingly endless storage, enlarged scale is celebrated across a flowing floorplan, reaching its undeniable crescendo at a light-filled family room. Canopied by coiffured ceilings, centred by mantled heater, and wrapped with panoramic double-glazed windows that unite indoors and out seamlessly, it's a true all-seasons, all-occasions epicentre. Firmly establishing itself as the heart of your home, a breathtaking kitchen layers rich marble with contrasting timber, uniting a full suite of Miele appliances across vast island to butler's pantry, intuitive composition making even the most complex recipe a dream. To the upper floor, an exceptional main bedroom boasts floor-to-ceiling picture windows, walk-through robe and serene ensuite, contrast tiles, wall-hung double basin vanity and rainfall shower creating the ultimate resort suite. A loft landing offers more space to spread out, while three additional bedrooms offer maximum privacy and flexibility, fully serviced by a family bathroom that continues the calibre of the ensuite with a remixed palette, honeycomb and fluted detailing elevating daily rush hour. Dual alfresco areas and lush low maintenance gardens wrap the allotment in easy-care bliss, northern orientation to rear ensuring no shortage of sunrays for a quick morning coffee, extended entertaining, and every moment in between. With abundant outdoor leisure options your new neighbours, you can spend downtime exploring the trails of Gilbertson Gully on foot on bike, or perfecting your handicap at Marion Golf Park. A quick car ride west delivers you to the finest stretch of Adelaide's coastline, Seacliff Beach, for leisure time spent on the sand, esplanade or at the Seacliff Beach Hotel. You'll find a plethora of amenities within reach, with the Seacombe Road Foodland on hand for the grocery run, as well as Café Brio or Mollymawk for your caffeine hit, while Seaview High School, Seacliff Primary Schools and the CBD only 30 minutes away ensure a streamlined grocery, school and work run. You'll never look back. More to love:

- 10kw solar panel system with 28 panels and 15kw p/h battery system
- All electric home with gas provisions
- 3-phase power, ideal for electric vehicle charging
- Fully insulated with 75mm polystyrene insulation to exterior walls and roof blanket
- Hot water storage unit with heat pump
- Ducted reverse cycle air-conditioning with HEPA filters and linear vents
- Electric heater to living room
- Security system with 5 camera recorded CCTV

Specifications: CT / 6220/96 Council / Holdfast Bay Zoning / GN Built / 2020 Land / 402m² (approx) Frontage / 10.4m Council Rates / \$2,208pa Emergency Services Levy / \$216pa SA Water / \$317pa Estimated rental assessment / \$880 to \$920 per week / Written rental assessment can be provided upon request Nearby Schools / Seacliff P.S, Seaview Downs P.S, Darlington 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