

127 Seaview Road, Yatala Vale, SA 5126



House For Sale

Tuesday, 23 January 2024

127 Seaview Road, Yatala Vale, SA 5126

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 751 m2

Type: House



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Best Offer Before Wed 7th Feb (USP)

OPENS THIS LONG WEEKEND!! Have you ever wanted the best of both worlds - a great 751m² block boasting a sprawling family home nestled in the sought-after area of Yatala Vale. Above Fairview Park, Yatala Vale is a tightly held area so this is a rare opportunity to embrace your new home in this beautifully maintained suburb. Combining the serenity of a country lifestyle in a setting bustling with native wildlife, it's hard to believe you are only 30 minutes from the CBD. This well-established 4-bedroom home utilises the corner block so well. Facing onto the no through road, Mudge Road, you are sheltered from Seaview Road and look up further into the hills, surrounded by bushlands. The fuller frontage also allows 5 parking spaces, so perfect for all your recreational vehicles/trailers or extended family. Even utilise the extra frontage for client access into the studio, whether it be art/office/wellness area - the work from home options are endless - in line with council approvals of course. Entering the home through the stunning leadlight feature door in the entryway, leads you into the formal lounge area. With its high raked ceiling and clerestory windows that highlight the feature wall, in addition to the multiple front windows, this room is bathed in natural light and adds that abundant spacious feel. Adjoining this is the formal dining area separated by a balustrade and yet still part of the open plan. Walk through into the updated kitchen complete with wall oven, ceramic cooktop, and dishwasher. When you incorporate the 6.6kW solar system, you won't want to use anything but electric. The well-appointed kitchen features overhead cupboards, great bench space, a walk-in pantry and it is open to a generous meals area with built-in cupboard for extra storage. Access the family room via the servery direct from the kitchen or step down into the sunken area for great times entertaining family and friends. The sunken family room has direct access into the backyard, but we'll cover the outdoor area shortly. The master bedroom is at the front of the home with a great vista, which is complete with ceiling fan, ensuite, and walk-in robe - decked out for hanging space as well as drawers for convenient storage. The back hallway features a study nook that could easily be transformed into a family work area or device charging station area or even an additional linen press. Off this niche is bedrooms 2 and 3, both with built-in robes, along with the family bathroom and conveniently separate toilet. The bathroom features a spa bath, however, it will require some updating to be fully operational. On the opposite side to the kitchen is the generous-sized 4th bedroom/rumpus/teenage retreat. This room features access through a sliding glass door to the front driveway as well as the backyard area. Perfect for a teenage/parents retreat, office, study, or work area. The room is freshly carpeted and has a brick feature wall. There is a ducted evaporative air conditioning system that extends right throughout the house, with a new unit installed in 2021. The laundry also leads off the kitchen and has outdoor access for those busy washing days. And, in true Aussie fashion, what would make the home more complete than a fully enclosed pet-safe area, complete with its own screen door added between the laundry and outdoor area. Where do we start with the outdoor area in this beautiful property? From the family room sliding doors, step out into the serene garden area, complete with magnificent fruit trees and wildlife. The path leads left into the spacious sheltered, sunken outdoor area complete with water feature pond and room for a spa. This is all underneath an extensive, gabled entertaining area which connects to the carport, complete with automatic roller door. The carport is higher than average height, so some caravans can be accommodated. Stepping down again, leads into the back access of a large, lined studio space. This can be adapted to your own family needs - home office, rumpus room, craft/hobby space, man cave or storage area. This room has its own reverse-cycle split system unit installed, plumbed water and a sink, and its own separate driveway and access from the road. Being a corner block, this property features two side yards. The north yard can be accessed by the double lockable gate and here you will find a good ol' rotary clothesline, along with the garden shed. The south yard, adjoining the studio, is accessed by a side gate and can be used as a storage area, workspace or can be transformed further into an outdoor garden retreat. The possibilities are endless when putting your own stamp on it and making it your own. Other features we love about this property:- Foxtel dish and points- fittings and outlets for gas bottles- 6.6kW solar system - recent evaporative cooling system- ceiling fans in the main bedroom and meals area- split system in the family room - however for heating only. This sprawling home is just minutes away from shops, schools, local clubs, national parks and a sensational golfing club. Not to mention the frequent visits from local koalas, kangaroos, native birds and the stunning scenery right at your doorstep. Approximate ongoing fees: Council Rates - \$435/qtr SA Water - \$160/qtr ESL - \$135/year