

13 Wandana Avenue, Seaview Downs, SA 5049

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 19 March 2024

13 Wandana Avenue, Seaview Downs, SA 5049

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 624 m2

Type: House



Simon Noakes
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Jake Billich
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Best Offers By 8/4 (USP)

Best Offers By Monday 8th of April at 10am (Unless Sold Prior). Price guide to be released on Wednesday 27th of March. Welcome to 13 Wandana Avenue, a neatly presented three-bedroom property nestled in the heart of Seaview Downs. Built in the early 70s, with 2.3m high ceilings this multi-level home showcases an elevated outlook and an undeniable curb appeal. Perfectly suited for family living, the property blends comfort and style, while offering a variety of resort-style amenities. The home's tranquil setting is complemented by a sea view that's truly breath-taking. An array of alfresco pavilion-style outdoor entertaining areas cater to the entertainer within you. A modern kitchen, complete with a dishwasher, gas cooktop, and stainless appliances, adds a touch of modernity to the property's otherwise classic design. Its floating timber and carpeted floors further enhance the home's charm and warmth. Features include:- Three spacious bedrooms- Master bedroom with a walk-in robe - 20 solar panels with a 6.6kW system and a 5kW inverter- Modern kitchen with dishwasher, gas cooktop, stainless appliances and a skylight- Multiple outdoor entertaining areas with a newly renovated 6.4m x 4.8m raised deck overlooking the pool area- Elevated outlook with a sea view- Tranquil setting with landscaped gardens- Newly updated 8m mineral pool tiled and heated with a spa for ultimate relaxation- Gas heating and ducted reverse-cycle air conditioning- Double garage for secure parking- Loads of storage, including a shed- Rendered facade for a stylish exterior finish This property is also in close proximity to several reputed schools. Seaview High School zone covers this property, while Seaview Downs and Darlington Primary Schools are also nearby. The beautiful Seacliff Beach and Kingston Park Coastal Reserve are a quick 5 minute drive away, as is the renowned Patritti Wines, adding a touch of luxury to your resort-style family living. Land Size: 624sqm Frontage: 20m Year Built: 1972 Title: Torrens Council: City of Marion Council Rates: \$1744 PASA Water: \$375 PQES Levy: \$150 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.