

**136 - 138 Grand Boulevard, Seaford Rise, SA 5169**



**Sold House**

Friday, 3 November 2023

136 - 138 Grand Boulevard, Seaford Rise, SA 5169

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1050 m2**

**Type: House**



Jemma Turner

0883662230

**\$1,160,000**

Please contact Jemma Turner for all of your property enquiries. If you're in search of a truly remarkable residence that offers ample space and shedding to accommodate your entire family, look no further than this exquisite property! This property is uniquely set on two separate titles, with house occupying one block (600m<sup>2</sup>), and extra garaging, shed and substantial gardens occupying the second block (450m<sup>2</sup>). Every inch of this luxurious home boasts quality finishes, creating an ambiance of elegance and sophistication. Sunlight streams in abundantly, filling every corner of the home with warmth and vitality. With multiple generously sized living areas, this house is designed to provide ample room for relaxation and entertainment. From the moment you step inside, prepare to be truly captivated by the versatile floorplan, the abundance of space, and the impeccable presentation that defines this extraordinary residence. Additional features include: • Quality flooring, curtains and finishes throughout; • Zoned ducted reverse cycle air-conditioning (9 zones); • Two separate instant gas hot water systems (with temperature control in each bathroom); • Front windows double glazed for temperature and sound insulation; • Security camera system including 10 perimeter cameras with remote viewing capability; • Zoned security system incorporating motion sensors throughout the house and shed, which can be remotely activated; • Smoke detectors in every bedroom and hallway, interactive with the security system; • Two attic ladders providing easy access to the substantial roof space; • Ducted vacuum system; • NBN internet Fibre to the Premises (FTTP); • 31,000 litres of rain water storage tanks including two pumps; one supplying water for garden usage and the other supplying water to the main toilet and laundry; and • 14 panel solar system. Taking centre stage within this magnificent residence is the truly remarkable open plan living and dining area that effortlessly integrates with the well-appointed kitchen. This is the heart of the home, where family and friends can gather and create lasting memories. The kitchen is a culinary enthusiast's dream, featuring a convenient high breakfast bar, a great amount of storage space with ample cupboards and generous countertop space. It's equipped with quality stainless steel appliances, including a gas stove top, a double electric oven, and a Bosch dishwasher, ensuring that meal preparation is not only a breeze but also a delight. A walk-in pantry adds an extra layer of practicality, making it easier to keep the kitchen organised and well-stocked. The main bedroom is the perfect parents retreat completed with not one but two walk-in robes and an impressive ensuite bathroom finished with your own spa bath - just one of the many luxuries you will find in this home! Across the grand hallway is the home office/5th bedroom, while there are three more generously sized bedrooms (all comfortably fitting queens' beds) with built-in robes in a separate wing of the home which are serviced by a brilliant three-way bathroom that includes a bathtub, built-in linen cupboard, skylight and separate toilet and vanity. There is a formal lounge is towards the front of the home, the perfect retreat for you to sit back, relax or to enjoy extra space for a kid's playroom. If you didn't already think this home had everything you've ever wanted before heading outside, there is an incredible home theatre, with projector, screen, built-in surround speakers and split-level seating. This space is where you'll love sitting back to watch a movie, on your own or with your family and friends. The rear of this property is a true delight, offering a wealth of amenities that make outdoor living a pleasure. To start, you'll find a fully enclosed alfresco area, complete with stylish cafe blinds and a mains gas outlet for the BBQ, and wired-in ceiling speakers, providing a versatile space for outdoor dining, relaxation, and entertainment, no matter the weather. Just steps away, a vast shaded vegetable garden awaits, perfect for those with a green thumb looking to grow their own produce. For those with multiple vehicles, there is secure parking for two cars within the double garage under the main roof, and additional driveway parking. Furthermore, the property boasts double gate side yard access, making it convenient for storing and accessing recreational vehicles or for additional parking. Through these side double gates, you have access to an additional double garage/workshop (6m x 6m), which is joined to a carport (8m x 6m) with clearance of 2.65m for storage of high vehicles. What's more, also attached is a fully lined workshop, previously used as a spa/sauna area. This multifunctional space is ideal for artists retreat, hobbyists, DIY enthusiasts, or those in need of additional storage, giving you the freedom to tailor it to your specific needs. This splendid residence is further enhanced by its meticulously landscaped front and rear gardens, adding a touch of natural beauty to the property. These gardens are not only aesthetically pleasing but also functional, providing ample space for both children and pets to frolic and play freely. Ideally located just minutes from Moana beach, make the most of this supremely central location where everything you need is on your doorstep. Seaford Central is just 3 minutes from home, and there's multiple schooling options within easy reach. McLaren Vale, Port Noarlunga, and the extensive Noarlunga Shopping Centre district are under 12 minutes away and the city commute is easy too (approx. 40 minutes via car or train to the city) Disclaimer: All floor plans, photos and text are for illustration

purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182 Magain Real Estate: Seaford