

14 Lamington Avenue, Seacliff Park, SA 5049

HARRIS

House For Sale

Wednesday, 24 April 2024

14 Lamington Avenue, Seacliff Park, SA 5049

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 877 m2

Type: House



Marco Wenzel
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Ryan Chester
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\$820k

C1950 character amplified to create a lifestyle-packed home on a prime slice of Seacliff Park – 14 Lamington Avenue does it all with style. A classic rendered façade fronts a family floorplan, connected front-to-back living areas offer ample space to spread out and savour. With central open-plan dining area bookended by cosy front lounge with wood log gas fire and atrium-like rear living, there's endless scope to configure exactly as you like. A galley-style kitchen layers mosaic tiled splashback, induction cooktop, double drawer dishwasher and stone benchtops to create a worthy home hub. Open plan placement uniting all zones for easy flow, including a door to the outdoor alfresco to make entertaining a breeze. Two spacious bedrooms are spread across the footprint for maximum privacy, each complete with built-in robes, while a chic family bathroom combines a vanity with corner shower and feature tiling to create a smart space for everyday rituals. Wrapped with rich timber and outdoor blinds, and canopied by vast sloping pergola, a veranda is set for alfresco entertaining year-round. Slate and brick paving sweeps across a rear yard that showcases the full scale of a generous 877sqms, uniting lush lawns, established garden and mature trees for a haven sure to satisfy the littlest and furriest family members. Completing the allotment with true multi-purpose potential, an extensive powered workshop and detached studio are both on hand to adapt your-way. Whether you're seeking framework for multi-generational living, a supreme work-from-home suite, music room, yoga studio, gym, playroom, or all the above, it's the ideal framework to grow with you. A short drive or stroll west for the best of Adelaide's coastline for summers speech beach-side. Amenities galore are at your fingertips, from Seacombe Road Foodland for the grocery run to Mollymawk ready for your caffeine hit. Close to a plethora of educational options, including a short walk to Seacliff Primary School and zoning to Seaview High School, with a 30-minute drive to the city or easy train ride from nearby Seacliff Station for a streamlined commute. Every box ticked with ease – it's go time. More to love:

- Full-length driveway with rear yard access and single carport
- Additional parking for 2 cars in the West driveway and 3 in the East driveway
- Rear garage has a sliding door to park your car/boat/caravan.
- Additional driveway, ideal for storage of caravans, trailers or boats
- Split system air conditioning to dining, rear bedroom and detached rumpus
- Separate laundry and guest WC
- Established gardens and lush lawns
- Polished timber floors and plush carpet
- External blinds
- Rainwater tank
- Ceiling fans

Specifications: CT / 5072/212 Council / Holdfast Bay Zoning / GNBuilt / 1950 Land / 877m² (approx) Frontage / 19.2m Council Rates / \$1444pa Emergency Services Levy / \$158.85pa SA Water / \$184pq Estimated rental assessment: \$550 - \$580 p/w (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