

**15 Barbados Avenue, Seaford Rise, SA 5169**

**FIR**

**Sold House**

Friday, 1 September 2023

15 Barbados Avenue, Seaford Rise, SA 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**\$570,000**

Beautifully presented inside and out, this superbly maintained 2002 built modern brick-veneer home, offers an enviable lifestyle in the much sought after seaside suburb of Seaford Rise. Set on (approx) 318m<sup>2</sup>, this neat home consists of 3 well-sized bedrooms, open-plan dining and kitchen with plenty of imagination still left to make this aubergine flavoured house your home. The entrance greets you with classic vanilla coloured tiled floors and vibrant feature walls to welcome guests and visitors. The versatile and convenient galley kitchen boasts plenty of bench space, twin sinks, quality cooking appliances, automatic dishwasher, large cupboards and overheads with built in pantry sharing the open-plan space with the dining area. The owners had entertainment in mind with the dining area as there is room enough to host as many friends and family you can gather. Low maintenance timber laminate flooring has been installed in the living room and in all bedrooms. The master bedroom is complimented with a large walk-in robe and convenient ensuite. Viewing the front roses and plants through the custom bay window will add a fresh start to your every day. Bedrooms 2 and 3 are large enough to accommodate queen or double sized beds and the built-in wardrobes help with storage and organisation. A fantastic outdoor fully paved entertaining area is situated under the pergola for weekend BBQ's. Easy-care, well maintained garden beds, fruit trees and a garden shed make short work of keeping the yard tidy. The single car garage sits under the main roof and has roller door access to the backyard - ideal for storing trailers or recreational toys (jet skis, quad bikes, motor bikes kayaks - the list is endless). Boasting a 1.5kw solar system to help combat the rising costs of electricity, the home has a modern energy-efficient split system air conditioner in the living space and ceiling fans throughout the main rooms. Privacy and protection have been well thought through with window roller shutters throughout the entire home and lockable front screen door. The automatic front roller door still adds convenience with security when driving in and out of the garage. Seaford Rise Kindergarten and Seaford Rise Primary School are down the road with local restaurants and shops about the same distance away. Public transport is literally a few steps away with buses connecting to the Seaford train line and Noarlunga Interchange nearby. For further information about this sensational opportunity, please call or text Alex on 0414 799 959 or email [alexellis@futurerealtysa.com.au](mailto:alexellis@futurerealtysa.com.au). RLA 291770 RLA 284449