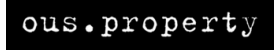


**15 Wilford Avenue, Seaton, SA 5023**



**Sold House**

Friday, 27 October 2023

15 Wilford Avenue, Seaton, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 348 m2**

**Type: House**



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**\$1,107,500**

You know, sometimes you can judge a book by its cover. In this case the striking façade with feature stonework on this four bedroom Torrens title home introduces buyers to a thoughtfully-crafted and superbly-told story that culminates in a 'happily ever after' fairytale ending. Enticing from the get-go, the expansive ground level simply gleams with sleek and shiny fixtures and fittings, beautifully complemented by a contrasting colour palette adding warmth, texture and decadent modern style. Four large bedrooms with robes occupy the upstairs space, where an indulgent family-focused design makes room for rest, relaxation and study. The plus-sized master bedroom basks in abundant space with a well-appointed walk-in robe, a 42" wall-mounted flatscreen TV, and a sumptuous ensuite. A ground floor formal lounge or home theatre paves the way to the final chapter – superbly spacious open plan living that spills outdoors to the best entertainer's alfresco in town. Further highlights include:

- 348sqm allotment, c.2009 design, 260sqm floorplan
- Double garage with internal home entry
- Ground level guest powder room
- Granite kitchen benchtops, double pantry, gas cooktop, convection oven, dishwasher, breakfast bar, Puratap, plumbed fridge cavity
- Open plan living with 600 x 600 porcelain floor tiles
- Inviting alfresco connection with open plan living
- Striking timber staircase featuring stainless steel and glass balustrade
- Family bathroom comprises a powder room, bathroom, separate w/c
- Solid timber flooring on the upper level
- Laundry with built-in storage
- Crimsafe security screens on front and back doors
- Plantation shutters throughout
- North facing home
- Motorised roller shutters on eastern side
- 2.7m ceilings plus ceiling fans in all four bedrooms
- Intercom and security alarm systems
- Designer tapware, fixtures & fittings
- Ducted reverse cycle air conditioning throughout
- Ducted vacuuming throughout
- Abundant built in storage
- Granite and Caesarstone benchtops in all wet areas

Barely a chip shot from the Royal Adelaide Golf Course, this magnificent residence is close to dining venues, schools, local shops, public transport and of course the spectacular shores of the Grange and Henley beachfronts. Council rates / approx \$467 p.q SA water / approx \$201.35 p.q ES levy / approx \$164.90 p.a

LET'S TALK RLA 267639

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