

18 Ophir Crescent, Seacliff Park, SA 5049

HARRIS

House For Sale

Wednesday, 24 April 2024

18 Ophir Crescent, Seacliff Park, SA 5049

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 827 m2

Type: House



Marco Wenzel
0481090830



Ryan Chester
0466182082

\$950k

A classic C1964 home reimagined for the finest in 2024 living, 18 Ophir Crescent forges an enviable new era right in the heart of Seacliff Park's lifestyle hub. Solid brick construction has been smoothly updated for 21st century, sleek render and timber fencing radiating street appeal. Mid-century scale is celebrated across the entirety of the family footprint, polished timber floors and picture windows elevating airiness across connected front lounge and dining areas. An enviable home hub, the kitchen boasts a full suite of Bosch stainless steel appliances united by stone benchtops, providing a gourmet workspace sure to inspire new heights of culinary glory. Four generous bedrooms provide abundant privacy and flexibility, while a serene family bathroom with frameless shower, ultra-wide vanity, and skylight is ready to bring spa-like grace to rush hour. A separate family room offers more space to spread out and finishes the floorplan with endless multipurpose potential, easily adapted as a family room, fourth bedroom, dedicated study, or home studio, and equally capable of all options as your needs grow or change. Showcasing the full scope of the 827sqm block, an expansive rear yard is complete with western orientation for no shortage of cotton candy sunsets. Beginning with vast entertaining deck and ending with a sparkling in-ground pool, it's an outdoor epicentre takes you from morning laps to after-school cartwheel practise to extended family Christmas Day seamlessly. Placement in the perfect pocket of Seacliff Park enables endless downtime spent exploring the trails of Gilbertson Gully Reserve Creek, supervising playground time at Susan Grace Benny Reserve, or setting a new handicap at Marion Golf Park. A quick car ride west delivers you to the finest stretch of Adelaide's coastline for leisure time spent on the sand, esplanade or at the Seacliff Beach Hotel. A plethora of amenities within reach, with Seacombe Road Foodland on hand for the grocery run, as well as Café Brio or Mollymawk for your caffeine hit. Close to Seaview High School, Seaview Downs, Seacliff Primary Schools, Westmister School, Sacred Heart College and a host of private schools, with the CBD only 30 minutes away for a streamlined school run and commute. Easy living in its purest form. It's go time. More to love:

- Solar panel system
- Fully length driveway with secure single garage and double garage to rear
- Additional off-street parking
- Split system air conditioning to dining and rear bedroom
- Separate laundry
- Ceiling fans
- Downlighting
- High ceilings
- Rainwater tank
- Plantation shutters
- Built-in robes to two bedrooms
- Exterior blinds
- Hot water system with interior temperature control panels

Specifications: CT / 5390/452 Council / Holdfast Bay Zoning / GN Built / 1964 Land / 827m² (approx.) Frontage / 20.12m Council Rates / \$1,721pa Emergency Services Levy / \$178.50pa SA Water / \$204.68pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / 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