

# 18 Pebble Beach Grove, Seaford Rise, SA 5169



## House For Sale

Monday, 27 May 2024

18 Pebble Beach Grove, Seaford Rise, SA 5169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Adam Farrelly Marg Kneebone  
0401477767



Marg Kneebone & Adam Farrelly  
0883821212

**\$699,000 to \$749,000**

HANDLED WITH LOVE AND CARE, THE ULTIMATE FAMILY ENTERTAINER! What a delight it is to bring you this beautiful 4-bedroom family home on behalf of the long-term owners of some 28 years. It's easy to see why they have been here so long, located at the end of a quiet no-through road, enjoy the serenity while being only minutes from all amenities. Offering a super convenient and relaxing coastal lifestyle where you're so close to Moana Beach, Seaford Train Station and Shopping Centre, Southern Expressway, bus stops, McLaren Vale Wine Region, a short walk to the popular Grand Boulevard Primary School, parks/playground and it's easy to hop onto the Coast to Vines Trail, you'll love living here! As you enter you feel warmth and an inviting homely feel, greeted with a lovely light-filled north-facing front lounge, which leads through to the spacious dining area/study nook, open-plan living area and lovely kitchen. The open-plan living and dining area offers lots of room for relaxing or entertaining. The kitchen includes loads of cupboard and bench space, extra-large gas cooktop, modern appliances and overlooks the living area and outdoor entertaining area. Enjoy 4 bedrooms with the large master bedroom including an ensuite and walk in robe. Set on an easy-care 510sqm (approx.) allotment, this stylish home has been designed for easy entertaining and excellent off-street parking with a huge pitched pergola complete with cafe blinds. The garden shed and landscaped gardens complete the front and back yards. The things we love about the home:- Stunning updated high-quality timber flooring throughout- Open-plan family living- Separate lounge room- Huge outdoor entertaining space for all seasons- Double gates and roller door for excellent under cover parking with through access- Ducted evaporative cooling and Gas Heater- Large Solar System- Roller shutters to all bedrooms- Easy-care garden- Nestled between the Coast and the Vines. Spend your weekends at the beach, or take a quick trip south to sip on award-winning wines in the McLaren Vale wine region. Enjoy the convenience of shops, schools, public transport and parks all nearby. With easy access to the Southern Expressway, you can be in the CBD in around half an hour! Land size // 510sqm (approx.) Year built // 1995 For more information, please contact your local dynamic duo: Adam Farrelly - 0401477767 Marg Kneebone - 0400144520 Proudly brought to you by Century 21 Coast to Vines Group RLA 321648 Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.