

# 18 Seymour Terrace, Ascot Park, SA 5043

NOAKES  
NICKOLAS

## Sold House

Wednesday, 14 February 2024

18 Seymour Terrace, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$825,000**

Time to upgrade your lifestyle with your very own swimming pool? Set on a spacious 600m<sup>2</sup>, this mid-50's solid brick two-bedder offers comfort and charm with modern updates in Ascot Park. Behind a clean north-facing white façade and towering palms, step into the dedicated entry onto stylish dark timber floors. To your right, two double bedrooms are fitted with built-in robes, lush carpet and secure windows. They flank the well maintained main bathroom, which include a family-friendly bath, timber vanity and leadlight windows. To the left of the entry, a large family room enjoys wonderful all-day sunshine. Enjoy a character fireplace wrapping a gas heater, with plenty of room for a large lounge setting, and effortless flow through to the dining. It's stylish and wrapped in windows, with glass sliding doors that lead out to the large verandah, protected under a large pergola. Enjoy stainless steel appliances including a gas cooktop and rangehood, with plenty of storage within 2pac style cabinetry. From the excellent outdoor living space you'll take in views to the swimming pool. Surrounded by droughty-friendly agaves and palm trees, it's a tropical sanctuary that you needn't share with anyone but your nearest and dearest. Contemporary and considered, this wonderful home is ready to improve your home life on Seymour Terrace. Pick up your morning coffee at Omnivore Café, complete the weekly shop at Castle Plaza, embrace easy access to the city via local trains, and enjoy a wonderful proximity to Glenelg, Somerton and Brighton beaches and neighbourhoods from Seymour Terrace, More features to love:- Inground concrete swimming pool- Reverse cycle split system A/C plus gas heater and ceiling fans- Carport with auto roller door, rear powered garage/shed and further off-street parking- Large laundry with second toilet- Solar system installed 2009 with high government feed in tariff- Rainwater tank in place- Zoned to Forbes Primary and Hamilton Secondary College and within the catchment area for Forbes Children's Centre- Moments to Woodlands Park Railway Station- Under 5m to Glenelg Beach, 3.7km to Westfield Marion and under 6km to the Adelaide CBD Land Size: 600sqm Frontage: 16.16m Year Built: 1955 Title: Torrens Council: City of Marion Council Rates: \$1640.88 PASA Water: \$169.37 PQES Levy: \$143.70 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.