

# 18 Shoalwater Close, Seaford Rise, SA 5169

## Sold House

Tuesday, 6 February 2024

18 Shoalwater Close, Seaford Rise, SA 5169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 342 m2

Type: House



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## Contact agent

Offering modern finishes, a fantastic kitchen, great master suite and space to entertain, this low maintenance home is ideal for downsizers and young families. Positioned directly across from a reserve, you can enjoy a peaceful lifestyle while Seaford Central is close by. As you approach the home, you will appreciate a sense of serenity with natural surroundings and a slate and rendered façade. Step inside and be welcomed in with a cosy lounge room complete with charming window seat overlooking the park. Head through to the main living area where you can entertain family and friends in the spacious lounge and dining area that extends out to two separate decks. The low maintenance yard ensures you can spend more time with the family on weekends instead of mowing the grass. The stunning kitchen is a chef's dream with quality appliances, soft closing drawers, stone benchtops, double touch screen NEFF ovens, gas stove, pendant lighting, and a huge island bench with seating for 3. Stylish and contemporary, the main bathroom has gorgeous stone benchtops, double sinks, a king sized shower with shower niche, and a huge bathtub while the sleek ensuite to the master bedroom also boasts stone benchtops and a semi frameless shower screen. Situated in a great neighbourhood and only minutes from numerous schools and the beach, this location is ideal for families while major shopping, restaurants, and cafes are just 1.2km away. This really is a wonderful place to call home.

- 3 bedrooms, 2 bathrooms, single garage
- Covered deck for entertaining
- Spacious main living area
- Second lounge room with window seat
- Ducted heating and cooling
- Ceiling fans
- 5kw Solar system
- Master bedroom has a walk in robe and private ensuite
- Low maintenance garden
- Second alfresco deck off the dining area
- Separate laundry with storage and exterior access
- Remote controlled garage door
- Combined instant & storage gas hot water system
- 450 metres from transport
- 1.1km from Seaford Rise Primary School
- 1.2km from Seaford Central
- 1.9km from the Esplanade

Property Specifications: Certificate of Title: Volume 5111 Folio 332 Title Type: Torrens Title Council: Onkaparinga Zoning: Housing Diversity Neighbourhood Built: 1993 Council Rates: \$1,637.25 per annum Emergency Services Levy: \$119.55 per annum SA Water Rates: \$153.70 per quarter

Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)