

2 Aboyne Avenue, Seacliff Park, SA 5049



Sold House

Wednesday, 11 October 2023

2 Aboyne Avenue, Seacliff Park, SA 5049

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Karen Millard
0882928300



Nazz Mina
0882928300

\$630,000

Introducing a 3-bedroom Courtyard Home, ideally situated just a short 2-minute drive or 10 minute walk from the picturesque Seacliff Beach. This villa is perfectly suited for both investors seeking a valuable addition to their portfolio and first-time homebuyers looking for a place to call their own. As you step inside, you will be greeted by a sense of light and brightness that permeates the entire living space. The open-plan design connects the living area, dining space, and kitchen, creating an inclusive atmosphere for everyday living and entertaining. The kitchen includes gas cooking, dishwasher, and ample storage solutions to cater to all your culinary needs. Each of the three bedrooms features built-in robes and carpet, providing both comfort and convenience while ensuring ample storage for personal belongings. The secure, paved courtyard not only provides an inviting space for entertaining but also adds an additional level of privacy and safety to the area. Additional features include ducted reverse cycle zoned air conditioning throughout, a secure single automatic garage, an additional powder room with second toilet, and a laundry with external access. Located close to all amenities, Seacliff & Brighton Esplanade is only a short drive away where you can enjoy the local cafes, restaurants and speciality shops. Seacliff train station, Westfield Marion, and quality education options like Seacliff Primary School and Seaview High School ensure that you're truly situated in a prime lifestyle location. What we love:

- Conveniently located, a short drive to the picturesque Seacliff Beach
- Open-plan design connecting the living area, dining space, and kitchen
- Well-appointed kitchen with gas cooking and a dishwasher
- Each of the three bedrooms includes built-in robes
- A secure, paved courtyard and an inviting outdoor entertainment space
- Ducted reverse cycle zoned air conditioning throughout
- Secure single automatic garage
- An additional powder room and second toilet
- Laundry room with external access
- Prime location close to Seacliff & Brighton Esplanade
- Easy access to Seacliff train station and Westfield Marion
- Quality education options nearby, including Seacliff Primary School and Seaview High School
- Tenanted until August 2024 at \$570 per week giving you a 4% return on your investment (approx)