

22 Rothwell Avenue, Seaford Meadows, SA 5169



Sold House

Tuesday, 27 February 2024

22 Rothwell Avenue, Seaford Meadows, SA 5169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



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\$730,000

Please contact Danielle Comer or Rachael Farror from Magain Real Estate for all your property advice. This captivating four-bedroom residence presents an expansive coastal lifestyle within the highly coveted suburb of Seaford Meadows. Ideally positioned just a short distance from the pristine Southern coastline, renowned wineries, prestigious schools, bustling shops, and convenient public transport, this property perfectly encapsulates the essence of laid-back coastal living. Upon entry, a grand hallway sets the stage for the sophistication and elegance that awaits within. The journey commences with a formal lounge featuring an elevated window, welcoming in natural light and creating a secluded setting for intimate gatherings. Progressing further, the heart of the home unfolds beyond, revealing a meticulously designed kitchen. With abundant space and practicality, this kitchen seamlessly connects to a casual living and meals area, facilitating an effortless transition between everyday living and entertaining. Modern conveniences, including a dishwasher, puratap, gas cooktop, and an island bench, make this kitchen a haven for culinary enthusiasts. The master bedroom epitomizes privacy and relaxation, forming a true sanctuary within the residence. Privately situated at the front of the home, it boasts his and hers walk-in robe that leads to a sumptuous ensuite with vanity, plus-sized shower, and toilet. The generously sized second, third, and fourth bedrooms include built-in robes, providing sufficient storage for personal belongings. Additionally, bedrooms three and four are equipped with automatic roller shutters for added convenience. A three-way bathroom, complete with a separate toilet and vanity, effortlessly caters to guests, while a linen cupboard here enhances organizational simplicity. The open-plan living area seamlessly integrates indoor and outdoor spaces, with glass sliding doors leading to a spacious paved entertaining area. A pitched roof pergola creates an ideal setting for alfresco dining, complemented by a lush grassed yard providing ample room for outdoor activities. Elevating the allure of this remarkable home are its additional features. A double garage at the rear of the home, with a panel lift door and direct internal access ensures secure parking and convenient entry. Experience constant comfort throughout the year with ducted reverse cycle heating and cooling, complemented by LED lighting, a solar panel system, and a gas instantaneous hot water system that addresses your daily necessities. In summary, this exquisite Seaford Meadows property offers a generous and luxurious coastal haven. With its prime location near the beach, wineries, schools, shops, and public transport, coupled with its impeccable features and charming aesthetics, this residence beckons you to fully embrace the coastal lifestyle you've always envisioned. All floorplans, 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. Magain Real Estate Happy Valley RLA | 222182