

**22 Yeelanna Avenue, Seaview Downs, SA 5049**

**CENTURY 21**

**Sold House**

Wednesday, 20 September 2023

22 Yeelanna Avenue, Seaview Downs, SA 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 800 m2**

**Type: House**



Jarrah Holmes

**\$830,000**

This neat solid family home built in 1964 and positioned in the highly sought-after suburb of Seaview Downs, on a massive 800 sqm allotment, now could be yours. AUCTION Saturday the 7th of October On-Site @ 9am (U.S.P) As you step inside, you're greeted by a warm and inviting atmosphere that characterizes this home. The front family and dining area seamlessly flows into a separate lounge room, offering versatile spaces for your family's needs. The kitchen is spacious and well-equipped with ample storage, bench space and gas cooking amenities. The home has three large bedrooms with centrally located and fully equipped bathroom with bathtub to ensure convenience and ease for the whole family. Moving outside, you are immediately impressed by the beautifully maintained yard that surrounds the standout feature of the home, the scenic in ground pool. The lounge room extends out into the patio that is perfect for entertaining guests. This outdoor space truly represents an idyllic retreat for enjoying the great outdoors with your family and friends. One of the many highlights of the home is the independent workshop room located at the rear of the property, offering additional accommodation options for family and guests. Key Features: - ☑ Expansive 800 square meter block - ☑ Ceiling fans and a split system for climate control - ☑ Separate lounge room for added privacy - ☑ Open and spacious kitchen - ☑ Two dining areas to accommodate gatherings - ☑ Secure lock-up garage - ☑ Workshop and shed for your projects - ☑ Natural light from a skylight This home places you in close proximity to a range of amenities, including local supermarkets, dining options, parks, and the well-regarded Seaview High School. A quick 5-minute drive will take you to the golden sandy beaches of Brighton - Seacliff, Westfield Marion Shopping Centre, the scenic hiking trails at Sturt Gorge Recreation Park, Flinders University, and Flinders Medical Centre. Additionally, a short 25-minute commute will transport you to the heart of Adelaide, immersing you in the vibrant hustle and bustle of the CBD. Don't let this opportunity slip away and call today! Jarrah Holmes 0430145991 "Connecting Property & People" \* Approximate \*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 262459