

23 Cadell Street, Seaview Downs, SA 5049

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 21 November 2023

23 Cadell Street, Seaview Downs, SA 5049

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Simon Noakes
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Jake Billich
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\$940K

Auction Friday the 8th of December at 6pm (Unless Sold Prior). Set privately behind a row of agapanthus and solid fencing on its huge 19.5m frontage, this Torrens titled 1950s home offers a generous home base overlooking Cadell Street Reserve and playground in Seaview Downs. Beautifully renovated in 2018 to bring the four-bedroom home up to modern standards, enjoy a luxurious 288m² of total living over a very spacious 903m² allotment. Behind manicured lawns, agaves and hedging, curves greet you from the street as they frame the garage and fabulous tiled verandah, guiding you onto the stylish pale timber laminate flooring of the entry and family room. Four double bedrooms boast the comfort of carpet in stylish and easy-care charcoal, with built-in robes to each ensuring everyday convenience. A character-filled adjacent bathroom boasts a feature floor tile, an impressive timber double vanity with raised basins, and a large bath, while an equally charming second modern bathroom is accessed via the open plan living. And what a living space it is! Between more modern flooring and painted timber clad ceilings dotted with downlights there is so much room to entertain and relax, with built-in cabinetry defining the lounge, and a central dining area. Stone benchtops and pendant lighting define the very chic monochrome kitchen. Offering extensive cabinetry, a large breakfast bar, tiled splashbacks, a large double sink and dual ovens with a bounty of gas burners, it's the definition of a gourmet kitchen. When it is time to entertain, huge glass doors slide back from the living space to reveal an enormous outdoor entertaining area, geared north for all-day enjoyment. Enjoy a wonderful elevated deck complete with ceiling fans, built-in bench seating, an outdoor kitchen with BBQ and sink, and stairs guiding you to the garden beyond. Dotted with established trees, kids and pets will love the lawn and cubby house, while a gravel fire pit area and extensive raised and irrigated vegetable garden beds will keep you in a steady supply of seasonal veg, flowers, or whatever you choose to plant. Wonderfully established and superbly finished, this large family home has everything you need for a satisfying home life in Seaview Downs. Located a stroll to the main thoroughfare to Seacliff Beach that is Seacombe Road, enjoy a handy local Foodland and Deli, plus a range of cafes and dining on the way to the beach including Taco Libre, The Garden Café and Seacliff Beach Hotel. Prime for the incoming summer and luxurious year-round family time and entertaining alike, Cadell Street awaits its next happy household in Seaview Downs. More features to love:- Reverse cycle ducted A/C throughout- Large garage/carport and further off-street parking- Large powered shed- Instant gas hot water system- Rewired and replumbed 2007- 3000L rainwater tank plumbed to vegetable garden and irrigated rear garden- Zoned to Seaview High, walking distance to Seaview Downs Primary and Darlington Primary and within the catchment area for Seaview Downs Kindergarten- Easy access to public transport along Seacombe Road plus Seacliff Railway Station- Under 2km to Seacliff beach, 1.6km to Westfield Marion and 11.5km to the Adelaide CBD Land Size: 903sqm Frontage: 19.5m Year Built: 1950 Title: Torrens Council: City of Marion Council Rates: \$1,879 PASA Water: \$400 PQES Levy: \$157 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.