

**23 Ridgefield Avenue, Seaview Downs, SA 5049**



**House For Sale**

Wednesday, 29 May 2024

23 Ridgefield Avenue, Seaview Downs, SA 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 700 m2**

**Type: House**



Patricia McKibbin

0411861494

## Best Offer By 12th June at 5.00pm

Located on a peaceful, no-through avenue, this welcoming home offers a serene setting with the O'Halloran Hill Recreation Reserve as its idyllic backdrop, promising endless hours of fun and adventure. The current owners' children fondly recall their explorations and countless hours spent walking the trails amidst abundant birdlife. Imagine your own children enjoying these natural wonders and creating memories that will last a lifetime. Lovingly maintained, a home built by J Turner, renowned for his signature cathedral-style vaulted ceilings and a unique split-level layout. This fabulous home takes full advantage of an elevated view of the adjoining reserve, an attraction that has captivated many, and we hope it captures your heart too! For the social young family, the large decking and outdoor areas provide the perfect setting for kids' parties, BBQs, and entertaining with friends. While inside, modern upgrades and open spaces seamlessly blend contemporary convenience with classic 70s charm, ensuring comfort and lifestyle for everyone. What We Love:-  
Three Dreamy Bedrooms: Perfect for restful nights and peaceful mornings.  
12 Solar Panels with a 3.6kW System: Embrace sustainable living with reduced energy costs.  
Modern Kitchen with Space-saving laundry: Enjoy contemporary conveniences and efficiency with a sleek kitchen design that includes a cleverly integrated laundry.  
Elevated Deck Overlooking the Reserve: A serene spot to enjoy nature and unwind.  
Picture Book Windows: From the kitchen, lounge, and family room, these windows frame a stunning outlook of the reserve and its abundant birdlife.  
Colourful, Well-loved Landscaped Gardens: A gardener's paradise.  
Reverse-cycle Split System Air Conditioning: Year-round comfort at your fingertips.  
Cosy Wood-burning Fire Heater: Create a snug atmosphere during cooler months.  
Oversized Double Carport: Ample space for vehicles and storage.  
Loads of Storage Underneath the House: Purpose-built with the potential to add an extra room, currently ideal for storage or a workshop.  
School Zoned: Seaview High School, with Seaview Downs and Darlington Primary Schools together with Stella Maris Parish School also nearby.  
Transport: Public transport on bus 645 stop 43 on Davenport Tce takes you straight to the Marion Centre Interchange.  
Location: Beautiful Seacliff Beach is only a short drive to the east, while Westfield Marion is conveniently located to the north. With fabulous local shops and Bakery just down the end of Davenport Terrace.  
Land Size: 700m<sup>2</sup>  
Year Built: 1978  
Council: City of Marion  
Council Rates: \$1,561.49 pa  
SA Water: \$296.80 pq