

24 Yeelanna Avenue, Seaview Downs, SA 5049

**NOAKES
NICKOLAS**

Sold House

Thursday, 16 November 2023

24 Yeelanna Avenue, Seaview Downs, SA 5049

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 905 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0401025259

\$1,140,000

Auction Saturday 2nd December at 8:30am. Behind an impressive 19.8m frontage and a shady Golden elm, this fabulous Torrens titled four-bedroom home offers expansive modern living in the gentle undulating sea-centric suburb of Seaview Downs. Originally built with double brick in the mid 60's but extensively remodelled by Simon Martin Building Design in 2010, including a freshly rendered façade, enjoy a modern home base with multiple living areas and spacious outdoor living just in time for summer on Yeelanna Avenue. Passing over the covered porch, enter the home onto floating timber floors and take in a spacious entry to your right, expanding over dark original timber floors and retaining a space heater for winter warmth. The timber floors continue through to a bedroom, with the other three bedrooms carpeted. Built-in robes to two bedrooms and a large walk-in robe to the main bedroom. Set on the front of the home, it also includes an ensuite with a large shower, while the main bathroom offers an ageless colour palette and a large family-friendly bath tub. Ceilings rising to 3.8m in the open plan living, where a modern kitchen centres around Caesarstone benchtops. You'll love the seemingly endless glossy cabinetry, vast gas cooktop and stainless steel appliances, powering all your future hosting and celebrations. Wrapped in windows and flowing beautifully from the lounge, you'll love the dining nook creates a special designated space to entertain, especially for those winter dinner parties. Outdoors, an elevated deck and covered patio rises above the spacious lawns below on your 905m² allotment, with beautiful established greenery creating a lush backdrop for outdoor entertainment and play. Updated for entertaining, this fantastic home is ready to provide the entertainer or the active family a summer of leisure and pleasure in Seaview Downs. A stroll to Seaview Downs Deli, Taco Libre, your local Foodland and Cadell Street Reserve and playground, there's plenty to enjoy in your immediate neighbourhood, while the majestic shores of Seacliff Beach are just 2km away, and you're also short drive to the shopping and recreation of Westfield Marion. Embrace sunset from Seacliff Hotel, morning coffee catchups at The Garden Café, and weekends at Seacliff Surf Life Saving Club. More features to love:- Secure double carport with auto roller door- Reverse cycle ducted A/C plus gas space heater and ceiling fans to three bedrooms- Secure garage and further off-street parking - Gas hot water system- Large shed/workshop- Rewired and replumbed 2010- Zoned to Seaview High, walking distance to Darlington Primary and within the catchment area for Seaview Downs Kindergarten- Easy access to public transport along Morphett Road plus Seacliff Railway Station- Just 2km to the Esplanade and under 12km to the Adelaide CBD Land Size: 905sqm Frontage: 19.81m Year Built: 1964 Title: Torrens Council: City of Marion Council Rates: \$2487.79 PASA Water: \$218.49 PQES Levy: \$192.10 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.