

25 Sutton Avenue, Seacombe Gardens, SA 5047



House For Sale

Thursday, 13 June 2024

25 Sutton Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 370 m2

Type: House



Christopher Jenman

0882928300

Auction (USP)

Discover the charm of this beautiful 3-bedroom, 2-bathroom home, an exceptional opportunity for contemporary living in Seacombe Gardens. Conveniently located, this residence offers everything a modern family needs, blending style, functionality, and comfort. Inside, an inviting open-plan kitchen, dining, and living space is perfect for family gatherings. The kitchen features modern finishes, a gas cooktop, dishwasher, and a large pantry. The adjacent dining area boasts a stunning pendant light, adding a touch of luxury. The living area exudes comfort with sheer white curtains, downlights, and multiple windows, ensuring a bright and airy feel. Floating wooden floors add a contemporary touch, with a wall cut-out ideal for your TV setup. The master suite is a private retreat, generously sized and carpeted, with a private ensuite, large vanity, and walk-in wardrobe. The second and third bedrooms are carpeted with built-in wardrobes, perfect for family or guests, offering ample natural light and thoughtful design. The centrally located main bathroom features a full-size bathtub, partially tiled walls, and modern finishes, making it ideal for family use. A reverse cycle air conditioning system ensures comfort throughout the year. Sustainability is emphasised with solar panels, reducing energy costs and contributing to an eco-friendly lifestyle. Outside, a paved undercover patio is perfect for entertaining, equipped with power supply and a café blind for year-round use. The low-maintenance backyard features artificial lawn, beautiful cumquat trees, and a garden shed for additional storage. A secure single garage with an automatic roller door and off-street parking for an additional car provides ample space for your vehicles. This prime location offers ultimate convenience. Westfield Marion Shopping Centre is just 500 metres away, and Brighton Beach is a short 6-minute drive. Local reserves, such as Sandery Avenue Reserve and Hargrow Grove Reserve, are nearby. Healthcare and education needs are met with Flinders Hospital and Flinders University close by. Excellent schools, including Darlington Primary School, Stella Maris Parish School, and Westminster School, are in the vicinity. This home is a gateway to a fulfilling and vibrant lifestyle, with modern amenities, sustainable features, and an unbeatable location. Don't miss the chance to make this residence your own!

What we love:

- Three spacious bedrooms
- Master suite with WIR & private ensuite
- Second & third bedrooms with BIR
- Main bathroom with full size bath tub
- Well equipped kitchen with gas cooking & dishwasher
- Spacious living area
- Reverse cycle air conditioning
- Solar Panels
- Undercover patio perfect for entertaining
- Secure single garage
- Low maintenance yard
- Convenient location with schools, public transport & shops nearby

Auction: Saturday, 29th June 2024 at 3.00pm. Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.