

27 Hill Street, Seacliff Park, SA 5049

HARRIS

House For Sale

Sunday, 21 April 2024

27 Hill Street, Seacliff Park, SA 5049

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



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Ryan Chester
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\$820k

Bursting with retro spirit, 27 Hill Street is a rare chance for you to forge the next era. Whether you're seeking a new address, investment, renovation, restoration, or even total redevelopment, the options are as endless, and compelling indeed. A classic brick frontage is elevated by stone, dual driveways making it simpler than ever to store weekend vehicles, boats and caravans off-street. Setting the tone for the character subtly carried throughout, an expansive front living area is canopied by high ceilings, lined with brick-stack feature wall and timber panelling, and complete with planter divider, mid-century detailing perfectly balanced with abundant natural light from north-facing picture window. A galley-style kitchen boasts box window, gas cooktop and dishwasher, connection to dining area ensuring effortless flow. Three generous bedrooms are tucked in their own wing, main with wall-to-wall built in robes, all serviced by a lilac-toned family bathroom that brings vintage soul to rush hour. A vine-wrapped veranda offers ample room for alfresco living and dining simultaneously, sure to be an outdoor epicentre that hosts everything from lazy brunch to extended family Christmas Day. Established gardens and sloping lawns complete the allotment with botanical privacy, delivering a haven for green thumbs to thrive, views to the water and plenty of footprint for backyard cricket tournaments. With endless outdoor leisure space your new neighbour, you can send downtime exploring the trails of Gilbertson Gully Reserve on foot on bike, or head west for the best of Adelaide's coastline; just 2km from Seacliff Beach (2 minute drive or 20 minute walk). Close to a plethora of educational options, including Seaview Downs Primary School and Seaview High School, plus numerous private schooling choices nearby. Amenities galore are at your fingertips, with Seacombe Road Foodland nearby for the grocery run and Mollymawk a short walk away ready for your caffeine hit. The commute is simplified with a 30-minute drive to the city, or easily accessed via train from nearby Seacliff Station. Whatever it inspires - extension, rejuvenation, or even subdivision (STCC) - there's plenty of scope for it all. More to love:

- Carport with rear yard access and additional off-street parking
- Split system air conditioning and gas heater to main living area
- Ceiling fans
- Separate laundry with exterior access
- Plush carpets, tiles, and polished timber floors

Specifications: CT / 5808/607 Council / Marion Zoning / HN Built / 1963 Land / 630m² (approx) Frontage / 20.82m Council Rates / \$1561.49pa Emergency Services Levy / \$142.70pa SA Water / \$164.77pa Estimated rental assessment / \$560 to \$590 per week / Written rental assessment can be provided upon request Nearby Schools / Seaview Downs P.S, Darlington P.S, Hallett Cove East P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640