

# 275A Esplanade, Seaford, SA 5169

## House For Sale

Wednesday, 24 January 2024

275A Esplanade, Seaford, SA 5169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 315 m2

Type: House



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**\$979,000 - \$1,029,000**

You simply won't believe the location of this double-storey home. Situated opposite the ocean with uninterrupted views, this three-bedroom, two-bathroom home makes the most of its million-dollar views with its clever design. With the living areas and primary bedroom on the top floor, you couldn't ask for a more superb outlook. Featuring spacious open-plan living and dining, a bathroom on each floor and a well-equipped kitchen, this much-loved home presents an incredible opportunity for savvy buyers since there is the potential to add value with some cosmetic upgrades. Your imagination will go into overdrive as you envision how you will customise the space to suit your needs and lifestyle while creating a bespoke design in this incredible location. And since it's been freshly painted and has security shutters on every window, this is move-in ready and an ideal lock 'n leave property. A fully enclosed backyard with lush lawn and established trees is perfect for your little ones and pets to play safely while you relax on the wrap-around verandah with a glass of wine in hand that you hand-selected from the nearby McLaren Vale Wine Region teeming with world-class restaurants and wineries. You can walk off any indulgences along kilometres of coastal trails or the beach across the road - what a lifestyle! This family-friendly home offers plenty of separation for the parents, with the primary bedroom upstairs and the other two spacious bedrooms downstairs. You have several nearby schools to choose from including Seaford Secondary College, All Saints Catholic Primary School and Seaford Rise Primary School. Easy access to main arterial roads and the Seaford Train Station will have you in Adelaide in less than an hour. Occupying a 315sqm easy-care block, this unique home could be yours. Please don't hesitate to contact Carly to arrange an inspection today so you don't miss out. Those sweeping sea vistas are only a phone call away.

**Why You'll Love It**

- Uninterrupted and sweeping ocean views
- Open-plan living/dining and primary bedroom on the top floor
- Well-equipped kitchen with electric cooker, dishwasher and great storage
- Three bedrooms (with built-in robes), two bathrooms
- Security shutters on every window
- R/C Ducted heating & cooling throughout
- Plenty of storage throughout
- Low-maintenance gardens
- Fully enclosed backyard with lush lawn, mature trees and a wrap-around verandah
- Single garage with an internal entrance and additional parking for two cars
- 1999 double-storey construction
- Move-in ready
- Prime investment potential

**A Fantastic Location**

- Coast and beach (4m, 1 min walk)
- Seaford Central Shopping Centre (1.2km, 2 min drive)
- Foodland Port Noarlunga South (1.5km, 3 min drive)
- Seaford Secondary College (1.6km, 3 min drive)
- Seaford Recreation Centre (1.7km, 3 min drive)
- All Saints Catholic Primary School (1.7km, 3 min drive)
- Seaford Train Station (2km, 4 min drive)
- Seaford Rise Primary School (2.9km, 5 min drive)
- McLaren Vale Wine Region (5km, 7 min drive)

**Disclaimer:** All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)