

28 Seaview Grove, Blair Athol, SA 5084

SA Wealth

Sold House

Thursday, 11 April 2024

28 Seaview Grove, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 717 m2

Type: House



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\$1,090,000

Elevated, stone-clad and updated charm in arguably Blair Athol's widest, proudest, and quietest street; it's a big claim, but the biggest upsell is the value still to be made from this sweet starter on a 717m² allotment. The 3-bedroom floorplan (plus versatile study/lean-to) has the integrity to comfort a family, boasts a generous backyard for kids, a full length rear verandah for entertaining – or for potentially adding on - and a priceless position barely 5kms from town that also turns on a dime to dinner and a movie along Prospect Road. It's all the lifestyle persuasion you need from a highly acclaimed, near-city northern suburb. Led by polished jarrah floors and a bay-windowed lounge hosting decorative ceilings and a gas log fireplace, the biggest ticket upgrades over time include built-in robes to all three double bedrooms, a stone-topped 2-Pac kitchen with stainless appliances, ducted reverse cycle air conditioning, and a fully tiled bathroom renovation. And given its immediate move-in appeal with a high-clearance carport, rear garage, even the quintessential picket fence, any plans you may have (STCC) can wait. Which means more time for coffee dates, a Costco shop-up at the Churchill Centre, Sefton Plaza or North Park Shopping Centres, or a zip around the block, with toddler in arms, to fenced Dingley Dell Reserve. In a suburb often snapped for its brilliant jacaranda blooms and incredible sunsets, look out for this sweet stone gem that's far too promising to pass up; its newest lease on lifestyle starts now. You'll love its upgrades & potential: Fully renovated in C.2011 Huge front & rear yards Alarm system & new triple-lock security screen front door High-clearance 2-car carport with auto roller door Replaced door hardware, handles & hinges Upgraded internal roller blinds Flexible gym/home office/playroom on re-sealed slate floors 2nd WC next to laundry Daikin ducted R/C A/C throughout + bedroom ceiling fans Scope for a 6m x 7m new garage (subject to council approval) Zoning for Roma Mitchell Secondary College Close to Blackfriars Priory, Prescott College & Prospect North Public School Easy minutes to the Gepps Cross Homemaker Centre An easy walk to Prospect Road cafes, boutiques & dining Just 4kms to O'Connell Street, North Adelaide And much more... Vendors Statement: The vendor's statement may be inspected at our office located at 145 South Terrace, Adelaide for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Disclaimer: The information provided in this advertisement is deemed reliable. We cannot guarantee the information is accurate and we accept no liability for any errors. Interested parties should conduct their own due diligence and verify the accuracy of the information provided and obtain their own professional advice. ENCORE Real Estate RLA 316149