

3 Arthur Street, Seacliff Park, SA 5049



House For Sale

Wednesday, 22 November 2023

3 Arthur Street, Seacliff Park, SA 5049

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 570 m2

Type: House



Paul McGrath
0413001211

\$790,000 - \$850,000

RLA 252 299 You are going to love the views that this modest but affordable and welcoming home offer. The North facing front veranda along with 3 other rooms get the full benefit of the Adelaide suburban coastline view. Plenty of options here: 1 - Knock it down and build your dream home - the price is close to land value anyway. 2 - Upgrade it yourself to enjoy a smaller home in your own style - take your time as your budget allows. 3 - Build up to get even better views. (All subject to consent of course) Features include full brick construction (keeping road noise to a minimum), a formal lounge, separate toilet, lock up garage (plus space for more cars off street) and an old style billiard room out the back - they will even leave the slate top table and fittings. Enjoy some fun from day one. There are some small cracks and other minor issues outlined in a building and pest report that the owners are happy for you to see. I can email it to you or download it from our website at

<https://www.mcgrathgroup.com.au/getattachment/Listing/Residential/3-Arthur-Street,-Seacliff-Park/Building-Pest-Inspection.pdf?> - just ask. Close to shops, transport, parks, restaurants, schools... and the beach, it will be popular with first home buyers or young couples wanting a great base for the future. Land area of 570m² with a wide frontage of 17.81m - in the Hills Neighbourhood zone meaning that developers will most probably not be competing with you on this one. To finalise a deceased estate (Probate will be through soon) it is for most definite sale. The family will leave any or all of the furniture for you if you wish - at no cost. Don't delay - make your offer today. Council Rates: \$1,640.88 p.a. SA Water: \$677.48 p.a. plus usage ESL: \$300.95 p.a.