

3 Dorian Avenue, Seacombe Heights, SA 5047

HARRIS

House For Sale

Friday, 17 November 2023

3 Dorian Avenue, Seacombe Heights, SA 5047

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1500 m2

Type: House



Marco Wenzel

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Contact Agent

The old adage 'they don't make them like this anymore' rings truer than ever for this imposing double brick home that lives up to the name of its surging suburb by soaring over Adelaide like an eagle, making the Hills, city and blue ocean the backdrop to daily life. Only one family has ever known this multi-level, solar-powered home with one surprise after another, from its self-contained ground-level studio to those views that appear with consistent regularity and change depending on the hour of day, time of year and where you happen to be. Whether you're waking up, lounging around, dining, standing on the terrace, or cooking with reckless abandon in a galley kitchen so wonderfully original it's trendy again; you're never far from a sunset over the ocean, a sparkling night-lit CBD or a rolling storm. Some 46 years after this ultra-flexible home was painstakingly built, the foundations, fixtures and finishes are as functional as ever; making it the answer for multi-generational families eager to stamp their own stylish authority on an enduring home. With its own bathroom, kitchenette and external access near a double garage and a storeroom/cellar, that self-contained studio opens the door to independence-seeking teens, live-in-laws or paying guests. Envious freedom goes well beyond its 4-bedroom floorplan and fans across a bore-fed parcel of more than 1500 life-changing square metres near the conclusion of a cul-de-sac, paving the way for that pool you're always dreamed of. At 3 Dorian Avenue, the reality is even better than the vision. The view is something else. More to love:- Just a 5-minute drive from the beach (Seacliff)- Built, adored and wonderfully maintained by the one family - Flexible floorplan with multiple living zones to the upper floor alone - Ideally placed on the high side of Dorian Avenue to serve views from both levels - Solar panels for reduced energy bills - Ducted reverse cycle heating and cooling throughout for reduced energy bills- Ensuite and built-in storage to master bedroom - Double brick and concrete construction make it a home of rare strength and durability - The scope to open up the living zones of the upper level - Balcony and expansive terrace so you can step out and enjoy the view - Loads of storage throughout - Double garage with remote entry - Large separate laundry - Sited on a huge, neatly presented parcel with established gardens and scope for a range of uses - Close to public transport, parks/reserves and a range of schools

Specifications:CT / 5570/740Council / MarionZoning / HNBuilt / 1977Land / 1500m2Frontage / 18.28mCouncil Rates / \$2,170.20paEmergency Services Levy / \$72.55paSA Water / \$125.87pqEstimated rental assessment: \$590 - \$620 p/w (Written rental assessment can be provided upon request)Nearby Schools / Darlington P.S, Seaview Downs P.S, Warradale P.S, Seaview H.S, Springbank Secondary CollegeDisclaimer: 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 | 226409