

31A Sutton Avenue, Seacombe Gardens, SA 5047



Sold House

Thursday, 11 April 2024

31A Sutton Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: House



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\$770,000

Located in prime position, just a stone's throw away from the bustling Westfield Marion, this exquisite 3-bedroom townhouse presents an unparalleled opportunity for both families and investors alike. Boasting a seamless blend of functionality and modern aesthetics, this residence offers a lifestyle of utmost convenience and comfort. Upon entering, you're greeted by an inviting open-plan living and dining area that effortlessly flows into the contemporary, white and bright kitchen. The kitchen exudes elegance with its expansive island bench, stainless steel appliances, dishwasher and gas stovetop, catering to culinary enthusiasts and casual gatherings alike. For added convenience, a powder room is conveniently located on the lower level. Ascending to the second level, the allure continues with the master bedroom, featuring a generously sized walk-in robe and a luxurious, fully tiled ensuite bathroom. Bedrooms 2 and 3 offer ample space and come equipped with built-in robes, whilst sharing access to the main bathroom, complete with a spacious full-size bath tub and separate shower. Both the master bedroom and bedroom 2 have access to a charming balcony, overlooking the beautiful Sandery Avenue Reserve which neighbours the property. Enjoy direct access to the reserve via a gate in the rear yard! Transitioning seamlessly from indoor to outdoor living, large glass doors lead to a decked area, creating an idyllic space for alfresco dining and entertaining guests amidst the backdrop of the outdoors. Further enhancing the appeal of this exceptional residence is the modern comforts it offers, including ducted reverse cycle air conditioning throughout the home, ensuring year-round comfort, and a double garage providing secure parking for two vehicles and additional storage space. Beyond the confines of this immaculate townhouse lies an array of amenities within close proximity. With Westfield Marion just a leisurely stroll away, everyday conveniences are within arm's reach. Flinders University and Medical Centre are conveniently located nearby, along with the sandy shores of the beach, offering endless recreational opportunities for the entire family to enjoy. Access to the railway line provides effortless commuting into the CBD, catering to professionals and city enthusiasts alike. Families will also appreciate the zoning to Seaview High School, as well as access to other renowned schools such as Sacred Heart College and Westminster School. In essence, this impeccably designed townhouse epitomises modern living at its finest, offering a harmonious blend of style, convenience, and functionality in an enviable location that truly encompasses the epitome of contemporary urban living.

What we Love:

- Open plan living and dining area
- Modern kitchen with large island bench
- Stainless steel appliances, dishwasher and gas stovetop
- Convenient powder room on lower level
- Master bedroom with walk-in robe and ensuite bathroom
- Bedrooms 2 and 3 with built-in robes
- Main bathroom with large bath tub and separate shower
- Balcony access from master bedroom and bedroom 2
- Indoor-outdoor living with large glass doors
- Decked area for alfresco dining
- Ducted reverse cycle air conditioning throughout
- Double garage for secure parking
- Direct gate access to Sandery Avenue Reserve
- Prime location within walking distance to Westfield Marion
- Proximity to Flinders University and Medical Centre
- Short drive to the beach
- Easy access to railway line for CBD commute
- Zoned to Seaview High School
- Close to quality schools such as Sacred Heart College and Westminster School