

32 Alderman Avenue, Seacombe Gardens, SA 5047

Tanner

House For Sale

Friday, 3 May 2024

32 Alderman Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 374 m2

Type: House



Dave Sarah Smith
0418896392



Beth Sara
0420970633

Contracted by Dave & Sarah Smith

Courtyard efficiency, maximum lifestyle; and it comes with Fairmont Homes acclaim in a 2018-built contemporary design that has everything the busy couple, executive or young family desires, with Brighton beach away in just 2.5kms. From the front garden's single Magnolia to the home's luminous rendered façade and 3-bedroom, 2-bathroom floorplan with a home office bonus, it fits the discerning buyer's brief like a glove. Chic, on-trend hues imbue each plush, carpeted, and robed double bedroom, and for the leading master bedroom, a sparkling ensuite lies beyond the walk-in robe. The quality specs continue with a 2nd fully tiled bathroom and an open plan living finale parading vast garden-facing windows, large format floor tiles, and a crisp kitchen focus flaunting Smartstone benchtops, vertical wine storage, stainless appliances, and a breakfast-turn-prep island poised beneath pendant lights. Also boasting industry leading NBN internet via HFC connection, for ultimate high speed connectivity. Ducted reverse cycle comfort, vivid downlighting, and high-end blinds and sheers complete the picture, as intimate dining converges on the tiled all-weather alfresco ahead of a low-key, irrigated landscape. Why build when you can buy instant chic? This is the only way life should pan out - in style. Close to a clutch of schools, all the big retail chains at Westfield Shoppingtown, and transport via Marion Interchange south or citybound, its style makes life super easy for the downsizer, tenant, or first-time buyer. Take a Southern Expressway detour to McLaren Vale or the Barossa, the swiftest commute to Flinders Uni, fish and chips and a sunset from Brighton's shores, with a homecoming you don't have to wait for... Meet Fairmont chic that feels like new:- Torrens titled contemporary courtyard design (c2018)- Land size approx. 374sqm- 3 bedrooms + a generous study/home office- Single garage with auto panel lift door & secure internal access- Master bedroom with dual WIR's & fully tiled ensuite - Bedrooms 2 & 3 feature BIRs- Noorio security system - Sleek hallway linen storage - Spacious storage-gifted laundry - Smartstone kitchen benchtops, breakfast bar, WIP & quality appliances - Ducted and zoned R/C A/C throughout- Irrigated & low care landscaping- 1.2kms (approx.) to Darlington P.S.- Zoned for Seaview H.S.- A dash to Marion Interchange & Westfield Marion shopping- Just 5 minutes (2.5kms) to Brighton Beach And so much more to love... It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! Specifications: CT | 6185 392 Council | Marion Zoning | General Neighbourhood Built | 2017 Land | 374m2 (Approx.) Estimated rental assessment / \$600 - \$660 per week / Written rental assessment can be provided upon request Nearby Schools / Darlington P.S, Warradale P.S, Marion P.S, Seaview Downs P.S, Seaview H.S, Springbank Secondary College 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 | 333839