

**33 Alderman Avenue, Seacombe Gardens, SA 5047**

**NOAKES  
NICKOLAS**

**Sold House**

Friday, 6 October 2023

33 Alderman Avenue, Seacombe Gardens, SA 5047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Callan Eames  
0431471470



Matt Brook  
0490677015

**\$710,000**

Best Offers by Monday the 25th of September by 5pm (Unless Sold Prior). Welcome home to 33 Alderman Terrace, a meticulously crafted brand new 3-bedroom home. If you're ready to upgrade your lifestyle with prime access to the coast, Flinders, the Southern Expressway and the Adelaide Hills, this beautifully appointed home excels on style, comfort and location. As you enter, you are greeted by a single garage, with space for an extra car in the drive, providing convenient parking and storage space. The thoughtfully designed layout incorporates 2.7m ceilings, creating a spacious and open ambiance throughout the home. The kitchen is a chef's dream, equipped with stainless steel Westinghouse appliances, stone bench tops and a walk-in pantry, ensuring that culinary endeavors are a pleasure. The central courtyard floods the living spaces with natural light, enhancing the overall sense of warmth and tranquility. The bedrooms have been luxuriously carpeted for your enjoyment. The master bedroom is a private retreat, featuring a walk-in robe and a stylish ensuite, perfect for unwinding after a long day. The main bathroom showcases a double vanity and neutral tiles, adding a touch of elegance to your daily routine. No detail has been overlooked when it comes to your comfort, as the home features ducted reverse cycle air conditioning throughout, allowing you to set the perfect temperature year-round. Additionally, the property comes with a 25-year structural guarantee, offering peace of mind for years to come. Outside through the rear north-facing double-glazed sliding doors is the grassed backyard. This provides a space for outdoor relaxation and entertaining, ideal for family gatherings or enjoying the sunshine. The separate and generously sized laundry caters to your practical needs, ensuring everyday chores are a breeze. Situated in the highly sought-after location of Seacombe Gardens, this delightful home is in close proximity to Flinders University Tonsley and offers a short commute to Flinders Medical Centre. Furthermore, the convenience of train access to the city is within reach, adding to the appeal of this exceptional property. Embrace the modern and welcoming lifestyle that awaits you at 33 Alderman Terrace. This sparkling new home is sure to captivate your heart and make living in Seacombe Gardens a true pleasure. Land Size: TBC Frontage: TBC Year Built: 2023 Title: Torrens Council: City of Marion Council Rates: \$1,179.55 PASA Water: \$153.70 PQES Levy: \$111.95 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.