

**34 Galway Avenue, Seacombe Heights, SA 5047**



**Sold House**

Thursday, 7 March 2024

34 Galway Avenue, Seacombe Heights, SA 5047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1223 m2**

**Type: House**



Paul Harris

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**\$950,000**

First National Lewis Prior takes pride in presenting this property to the market. Discover the perfect blend of style, comfort, convenience and nostalgia in this meticulously crafted home being offered to the market for the first time. As you step through the feature entrance way, be greeted by the spacious interiors adorned with large windows, allowing an abundance of natural light to flood in. Imported (NZ) carpet graces the floors, with bespoke cabinetry throughout providing a luxurious feel. Warm up on chilly evenings beside the inviting gas log fireplace, a focal point in the generously sized living area. The eat-in kitchen, is a chef's delight, offering both functionality and retro aesthetics. This versatile home boasts a flexible 4th bedroom, sunroom, or study, allowing you to tailor the space to suit your lifestyle. Bedrooms 1, 2, & 3 are thoughtfully designed with built-in robes, while bedrooms 1 and 2 capture ample natural light and feature ceiling fans for year-round comfort. Entertain family and friends in the outdoor entertaining area. At the rear of the block find a handy garden shed and garage. The carport, equipped with a mechanic pit and drive-through capability, provides room for multiple vehicles, a boat, and even a caravan. The bathroom and toilet showcase exquisite terrazzo flooring, adding a touch of sophistication to your daily routine. Ducted evaporative air conditioning ensures a comfortable environment throughout the home. Take advantage of ample hallway storage, a laundry with plenty of cupboard space, and direct access outside. With a gas instant hot water service, every aspect of this property has been carefully considered to enhance your living experience. Situated on a large 1,223m<sup>2</sup> regular-shaped block, this property presents a prime opportunity for redevelopment (STCC). Explore the possibilities and unlock the potential of this expansive space. Conveniently located within walking distance and zoned for Seaview High School, this home is also in close proximity to Westfield Marion, the Marion Aquatic Centre, Flinders University, and the Flinders medical precinct. Enjoy the luxury of living close to everything without compromising on space. Don't miss out on the chance to make this versatile and spacious property your own. Embrace the lifestyle it offers and seize the opportunity for redevelopment in this sought-after location. We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Paul Harris. Council Rates: \$1,932.01 p.a. SA Water: \$186.26 p.q. ESL: \$345.50 p.a.