35 Limbert Avenue, Seacombe Gardens, SA 5047
Sold House

Wednesday, 4 October 2023

35 Limbert Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3	**Bathrooms: 1**	**Parkings: 1**	**Area: 204 m2**	**Type: House**

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$645,000

Situated on a low maintenance allotment, this well presented home offers a fantastic opportunity to secure a property in this convenient location.Set over two levels, the home features a light-filled open plan living & dining space at the rear and a formal sitting room or home office looking over the front garden. The modern kitchen includes a breakfast bar as well as stainless steel appliances with a gas cooktop and dishwasher completing the offering. There is also a guest bathroom located adjacent to the laundry.The paved north-facing rear yard offers a spacious area for entertaining and includes side access directly from the laundry or garage.Upstairs, there are 3 good-sized bedrooms, the master with direct access to the bathroom with separate bath & shower. Both the master and bedroom 2 offer built-in robes.Notable features include:-⬚3 bedrooms, master with direct bathroom access-⬚Open plan kitchen / living / dining space-⬚Formal sitting room / home office-⬚Laundry and separate downstairs powder room-⬚Single garage with internal access-⬚Under staircase storage room-⬚Ducted reverse cycle air-conditioning throughout-⬚Zoned for Seaview High SchoolPerfectly located just minutes to all desirable facilities including Westfield Marion & Oaklands Train station with easy access to the Adelaide CBD.Property Specifics:Year Built / 2009Council / City of MarionLand size / 204sqm (approx.)Title / Community TitleCouncil Rates / $1,614.42 per yearSA Water Rates / $167.84 per quarterESL / $142.20 per yearCT / Volume 6054 Folio 114Disclaimer: 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. RLA 239101