

**38 Karoona Crescent, Seacombe Heights, SA 5047**

**HARRIS**

**Sold House**

Friday, 3 May 2024

38 Karoona Crescent, Seacombe Heights, SA 5047

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 880 m2**

**Type: House**



Marco Wenzel  
0481090830



Ryan Chester  
0466182082

**\$787,000**

Sitting tranquilly where suburbia straddles the ruggedly beautiful southern foothills, this solidly built home takes its distinct 1980s architecture and calmly places it within a pause of the metro coast, MTB/hiking trails and Westfield Marion. Set below street level, this private and peaceful abode turns its back on the passing world and faces its elevated rear deck toward a palm-studded backdrop subtly reminiscent of California's famous desert scape - if California had kangaroos. Raked ceilings and exposed brick walls ensure texture, scale and light come naturally to this double brick home with two living zones to go with its three spacious bedrooms. A white-on-white colour scheme adds energy to a home that will make your Monstera, '60s art prints and brand new furniture pop. Those two living zones stretch from south to east, front to rear deck, giving you flexibility in the way you relax, entertain and embrace or escape one another in this storage-laden home with ample off street parking. With a dishwasher, freestanding oven and plenty of bench space, the kitchen is a workhorse today. From 'California' to Seacliff's sands in seven minutes, if it sounds too good to be true, you simply haven't discovered Seacombe Heights. More to love: - Enviably placed in a pin-drop-quiet pocket with parks/reserves and MTB trails on its doorstep- Enduring double brick construction ensures its longevity- Efficient split R/C and gas heating - Flexible floorplan - Updated timber-look flooring - Built-in robes to all bedrooms - Large separate laundry and bathroom - Established easy-care gardens - Moments from Seaview High School- A short drive from Flinders University and Hospital - The Torrens to Darlington development ensures future growth/value on top of an easier commute to the CBD and northern regions Specifications: CT / 5287/325 Council / Marion Zoning / Hills Neighbourhood Built / 1980 Land / 880m<sup>2</sup> Frontage / 27.42m Council Rates / \$1349.76pa Emergency Services Levy / \$127.10pa SA Water / \$153.70pa Estimated rental assessment / \$620 to \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Darlington P.S, Seaview Downs P.S, Marion P.S, Seaview H.S 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 (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 | 226409