

**4 - 6 Ocean Boulevard, Seacliff Park, SA 5049**



**House For Sale**

Tuesday, 19 March 2024

4 - 6 Ocean Boulevard, Seacliff Park, SA 5049

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1800 m2**

**Type: House**



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Andrew Kuhlmann

## Contact Agent

With a 45m frontage and 1800sqm (approx.) to call its own; 4-6 Ocean Boulevard represents the rarest of chances to take a huge, tightly-held piece of sought-after Seacliff Park and turn it into something truly worthy of its scale, development potential and sea-facing orientation. The current dwelling - an expansive home with multiple living zones, strong double-brick bones and a concrete tennis court at its feet - faces St Vincent Gulf without maximising the ocean view it already holds dear. That's why any grand plans - whether they involve a savvy sub-division, an extensive renovation of the existing dwelling, or building one big stomper of a home - should, at the very least, include a second storey (subject to necessary consents). That wide frontage and a double-width driveway ensure access comes easily for the trades, cranes and automobiles bringing your blueprints to life on a parcel that gently rises with every step toward its northern boundary. Need time to plot the next move? A robust and flexible home that's belonged to the one family for decades will happily takes tenants in search of the seaside lifestyle, just a 3-minute drive from Seacliff's sands. A rare opportunity, right where you wanted it. More to love:- Exciting development opportunity with the potential to sub-divide and conquer (subject to necessary consents).- Sea views - with the potential to maximise - Robust, tightly-held family home with functional kitchen, flexible floorplan and double brick construction- Off-street parking for multiple vehicles, plus exceptional access via wide driveway - Ensued main bedroom - Rumpus with bar - Timber floors and high ceilings - Heating/cooling provisions - Large storage shed - Walking distance from the beach and public transport - A short drive from Westfield Marion and a range of schools- And much more.