

# 41 Admiralty Crescent, Seaford Rise, SA 5169



## Sold House

Friday, 12 April 2024

41 Admiralty Crescent, Seaford Rise, SA 5169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 372 m2

Type: House



David Hams  
0883662230



Mitch Portlock  
0883662230

## Contact agent

Please contact David Hams from Magain Real Estate for all your property advice. This neat 3 bedroom Villa is perfectly positioned across from Admiralty Square and is a must inspect for all buyers! Conveniently located within easy access of Shops, Schools, Medical facilities, public transport, walking/bike tracks and the beach, you'll be impressed with this home's location. The Square itself contains a tennis court, basketball ring, playground equipment and plenty of open space perfect for families and friends to utilise and enjoy this quiet and private area of Seaford Rise. The front garden provides a really strong street appeal. The separate entrance flows into the hallway that has private and secure entry from the carport area. The hallway also gives access to the main Bedroom that comes with a Bay Window that frames a nice outlook of the front garden. There is a Walk-In-Robe which has ensuite access to the 2-way Bathroom with a separate bath, separate toilet and Vanity area. Further up the hallway Bedrooms 2 and 3 are on either side, Bed 2 contains a Built-in-robe and both are carpeted and a good size. At the rear of this home is a generously sized separate dining area that is overlooked by a neat kitchen with a free standing oven, gas cooktop and a sink area with a water filter tap that has an outlook over the rear yard and garden. The lounge/living room is a lovely space and is located at the back of the home with sliding doors that flow out to the back yard. There is a separate laundry and with ducted air conditioning and a gas heater. This home could be ideal for a range of different buyers including young couples, 1st time buyers, downsizers and investors. The rear yard and gardens are very well established and offer a lovely overall feel and definitely add to the appeal of this property. The private back yard has a garden/tool shed and there is secure off street parking in the carport. For any additional information or for any assistance at all, please make contact with either David on 0402204841 or Mitch on 0431418516 anytime... All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)