

41A Ramsay Avenue, Seacombe Gardens, SA 5047

**NOAKES
NICKOLAS**

Townhouse For Sale

Wednesday, 24 April 2024

41A Ramsay Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 2

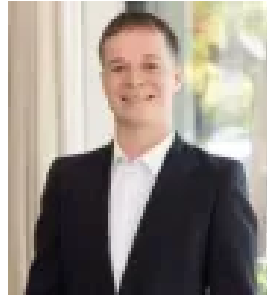
Parkings: 2

Area: 271 m2

Type: Townhouse



Darcy Harcourt
0435756245



Jake Billich
0881663989

Auction 11/5 (USP)

Auction Saturday 11th of May at 1:45pm (Unless Sold Prior). Constructed in 2013 with high end finishes, this town house in Seacombe Gardens offers low maintenance modern living with an abundance of amenities at your fingertips. This home presents a deceptively generous floorplan offering two ground floor living spaces, three bedrooms, and 2.5 bathrooms. Boasting 2.7m high ceilings, open plan living, and large windows, this home feels expansive with plenty of light and offers buyers a touch of luxury not found in many homes on offer today. You enter the home into the second living area that is a versatile space to make your own. With high gloss tiles that are easy care running throughout the bottom level, every space flows through to the next. The galley kitchen has ample counter space with a large island bench and breakfast bar, lots of cupboard space with high gloss white finishes, granite bench tops, and stainless-steel appliances. An impeccably designed kitchen that will never date and is the centre of this wonderful home. Either side of the kitchen is the open plan dining and lounge areas, ideal for entertaining and that feeling of connection to each space. There is also a separate laundry area and a powder room servicing the downstairs area. All bedrooms are carpeted for comfort, with a large walk-in robe included in bedroom three. A walk-in robe and ensuite for the front-facing and spacious main bedroom creates a true masters retreat with the added bonus of a balcony for watching Adelaide's well renowned sunsets. The main and ensuite bathrooms are tiled from floor to ceiling and styled in contemporary neutral tones. The main bathroom is generous with a family friendly bathtub, large shower, and a double vanity. The north-facing backyard is surprisingly sizable with a covered alfresco dining area on a beautiful deck, overlooking a private, low maintenance yard that gets plenty of sun year-round. This is the perfect space for hosting parties with friends and family, or for your pets to roam and bask in the sun, or to provide a safe space for the little ones to play and enjoy. Close to local beaches, public transport, medical facilities, cafes, a diverse range of eateries, Marion Shopping Centre, and local schools in the family-friendly suburb of Seacombe Gardens. This polished and well-maintained home presents with appeal for the family unit, couple, or professional seeking an easy to care for home with a modern design and inclusions. Features to love:- Reverse cycle ducted A/C throughout- Secure garage with panel lift door, driveway car space with further off-street parking- Ground floor powder room- Designated laundry space- Electric hot water system- Low maintenance landscaping and rainwater tank- Close to Pattriti Wines, Cafe Brio and Marion Indoor Pool- Moments to buses along Morphett Road and a short drive to Oaklands Station- Zoned to Seaview High, close to Darlington Primary, moments to Stella Maris Parish School and within the catchment area for Darlington Children's Centre- Just 880m to Westfield Marion, 2.5km to Brighton Beach and under 11km to the Adelaide CBD and under 30 minutes to McLaren Vale Land Size: 271sqm Year Built: 2013 Title: Community Council: City of Marion Council Rates: \$1455 PASA Water: \$200 PQES Levy: \$150 PQ 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.