

**42 Lurline Boulevard, Sellicks Beach, SA 5174**



**House For Sale**

Tuesday, 14 May 2024

42 Lurline Boulevard, Sellicks Beach, SA 5174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 703 m2**

**Type: House**



Jemma Turner

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**\$849k - \$899k**

In the stunning beachside suburb of Sellicks Beach sits 42 Lurline Boulevard. Located just over 400m to direct access on to the stunning, sandy coastline of Sellicks Beach, this beautiful, 2007 Fairmont built home is truly one to consider when looking for your new home. Situated on a generous 703sqm allotment, with all the "must haves" including side access to a powered shed, and a swimming pool, this lovely home would be ideal for the growing family, executive couple or even the perfect holiday destination. Upon arrival you'll love the generous corner allotment, offering a well-maintained front yard, ample amount of off-street parking including long driveway to a double garage under the main roof, and side gate access to the large, powered shed with concrete floor and mezzanine. Step inside, and you'll find a seamless flow between the various living spaces along with high ceilings throughout the home adding an extra sense of spaciousness. At the front of the home is the formal living and dining area, with bulkhead ceilings, the perfect space to use as a second lounge room away from the main heart of the home. To the right of the hallway is the main bedroom, beautifully designed offering an en-suite finished with large double sink vanity, and a generous walk-in robe. Expanding into the heart of the home the open-plan kitchen and dining area, accompanied by a third lounge/family room. The spacious kitchen boasts ample bench and storage space, featuring a convenient corner pantry, facilitating effortless meal preparation while hosting gatherings. The open plan area is complete with a glass sliding doors out onto your decked pergola providing indoor and outdoor entertaining. Complementing the inside are three additional generously-sized bedrooms, each equipped with built-in robes. These bedrooms are serviced by a neat and tidy main bathroom with separate toilet and vanity for additional convenience. The exterior continues to impress. The decked pergola area, which offers a picturesque view of your stunning in-ground swimming pool, is a space that you'll thoroughly enjoy sharing with your friends and family. Additionally, a large garage/shed with a mezzanine offers storage solutions for your outdoor equipment and tools. Additional features to the home include ducted evaporative, combustion heater, 3x ceiling fans, instant gas hot water system and NBN connection. An exquisite home, 15 minutes to the McLaren Vale Wine Region, under an hour from the CBD and right amongst everything the South Coast and Fleurieu Peninsula has to enjoy. Disclaimer: 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 Magain Real Estate: Seaford