

**44 Navigation Street, Seaford Meadows, SA 5169**



**Sold House**

Thursday, 26 October 2023

44 Navigation Street, Seaford Meadows, SA 5169

**Bedrooms: 4**

**Bathrooms: 2**

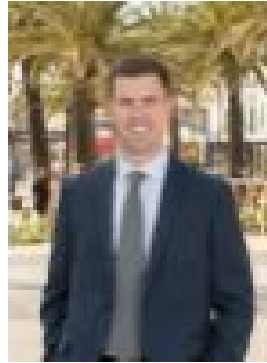
**Parkings: 2**

**Area: 421 m2**

**Type: House**



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**\$675,500**

Welcome to 44 Navigation Street, a modern family home in the heart of Seaford Meadows, where all the hard work's done and the coastal lifestyle you've been looking for is waiting. Situated on a corner allotment moments from sandy beaches, this spacious four-bedroom home makes for an ideal investment or fantastic family upgrade. Step inside to a well designed home with multiple living spaces and plenty of natural light. The kitchen is complete with a convenient breakfast bar and dishwasher and overlooks the open plan living area. An additional lounge provides plenty of space for entertaining or relaxation. The master bedroom features a walk-in robe and ensuite and three additional bedrooms include built-in robes. Step outside, and you will find a covered outdoor area, perfect for alfresco dining and entertaining guests. The low maintenance backyard is an open canvas for your gardening dreams or a safe playground for the kids. Additional features include ducted reverse cycle air conditioning throughout, a convenient laundry with external access, a small garden shed and a double garage with internal access. Seaford Meadows is close to a wide range of amenities, making it a convenient and vibrant community. Enjoy easy access to shopping centres, parks, schools, public transport, restaurants, and even a walk to the Train Station. The Southern Expressway is also close by and makes both the McLaren Vale wine region and Adelaide CBD easily accessible. Families will appreciate the convenience of walking to school, as well as the local skate and soccer park. Port Noarlunga foreshore and Colonnades are both within a 10-minute drive.

What we love:

- Multiple living spaces with abundant natural light
- Kitchen with breakfast bar and dishwasher
- Master bedroom with walk-in robe and ensuite
- Three additional bedrooms with built-in robes
- Covered outdoor area for alfresco dining and entertainment
- Low-maintenance backyard
- Ducted reverse cycle air conditioning throughout
- Easy access to the Southern Expressway
- Close to restaurants, cafes, and the train station

Built / C.2010 LG / Onkaparinga Zoning / Housing Diversity Neighbourhood CT / 6040/216 Land Size / 421 m<sup>2</sup> (approximately) Approximate Outgoings: Water Sewer / \$90.57 PQ Water Supply / \$74.20 PQ Council Rates / \$1897.89 PAESL / \$139.05 PAAuction: Friday, 10th November 2023 at 6.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.