

44 Ophir Crescent, Seacliff Park, SA 5049

HARRIS

Sold House

Wednesday, 14 February 2024

44 Ophir Crescent, Seacliff Park, SA 5049

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 864 m2

Type: House



Marco Wenzel
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\$1,155,000

Built and beloved by one family since construction, 44 Ophir Crescent is an epic chance to secure your own stately, secure slice of Seacliff Park. Cream brick and stone front an impressive façade, offering the first glimpse of the subtle mid-century detailing carried throughout. Northern orientation ensures abundant natural light across all living zones, while a rare 5-bedroom floorplan offers plenty of space for bespoke configuration. Centred by mantle and oil heater, a vast front lounge links to dedicated dining and nostalgic sit-in kitchen, united for easy flow and connected living. Three downstairs bedrooms each boast built-in robes, while deco family bathroom with terrazzo floors, bathtub, and separate WC is ready to handle rush hour and bath time with grace. The upper floor delivers even more scope, vertical timber panelling lining a generous living area bookended by bar for mixologists and balcony for sun-seekers. Uniting two additional bedrooms and fully tiled bathroom, it's the ideal multi-generational retreat, teenagers zone, kids hideaway, or simply more room to spread out, endlessly capable of growing with you. A full-length driveway and extensive garage provide plenty of potential to store boats, caravans and weekend vehicles, making it simpler than ever to load up the car and head off on adventures at a moment's notice. Established gardens, vines and lush lawns complete the allotment with more than enough pitch for backyard cricket test matches and cartwheel practise, as well as a rewarding canvas for green thumbs of all commitment levels. With exceptional outdoor leisure space your new neighbour, you can spend downtime exploring the trails of Gilbertson Gully Reserve Creek, or achieving a new handicap at Marion Golf Park. A quick car ride west delivers you to the finest stretch of Adelaide's coastline, Seacliff Beach, for leisure time spent on the sand, esplanade or at the Seacliff Beach Hotel. A plethora of amenities within reach, with Seacombe Road Foodland on hand for the grocery run, as well as Café Brio or Mollymawk for your caffeine hit. Close to Seaview High School, Seaview Downs and Seacliff Primary Schools, with the CBD only 30 minutes away for a streamlined school run and commute. The next chapter belongs to you. Update, reimagine, or simply savour exactly as is –whatever your future holds, you've found the perfect address. More to love:

- Solar panels
- Ducted air conditioning throughout
- Security system
- Separate laundry
- Downlighting
- High ceilings
- Rainwater tank
- External roller shutters
- Extensive storage throughout

Specifications: CT / 5662/843 Council / Holdfast Bay Zoning / General Neighbourhood Built / 1969 Land / 864m² Frontage / 18.29m Council Rates / \$1859pa Emergency Services Levy / \$80.05pa SA Water / \$217.5pq Estimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon request Nearby Schools / Seaview Downs P.S, Darlington P.S, Seaview H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409