

**47 Atlantis Avenue, Seaford Meadows, SA 5169**

NOAKES  
NICKOLAS

**House For Sale**

Wednesday, 22 November 2023

47 Atlantis Avenue, Seaford Meadows, SA 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Michael Balawejder  
0881663989

**\$549K - \$579K**

Best Offers By Monday 12th of December by 12pm (Unless Sold Prior). Spacious and timeless, this beautifully presented home presents a charmed life on the playfully named Atlantis Avenue. Behind a red brick façade, the home offers three bedrooms, two bathrooms, two internal and one outdoor living space, creating plenty of room for families, guests, hobbies and home offices. Easy-care tiles carry from the central hall through the first lounge and into the open plan living. Along the way you'll find two well-sized carpeted bedrooms and the two-way main bathroom, complete with a family friendly bathtub. For the head of household, the large main bedroom is set on the front of the home behind picture windows and includes a walk-in robe and private ensuite. Open plan living benefits from a northerly orientation, ensuring day-long sunshine, with a defined dining space and lovely lounge allowing plenty of room for you to configure your favourite dining and lounge pieces. The bright kitchen offers plenty of storage, including a large pantry, and stainless steel appliances including a dishwasher and gas cooktop. Completing the picture for a fulfilling home life, the outdoor entertaining sits under the main roof, and enjoys a lovely outlook over private lawns and garden beds. Polished and ready, there's nothing left for you to do but pack your bags and prepare to enjoy your new home in Seaford Meadows. Located close to Port Noarlunga, Seaford Central, and the beautiful coast, spend your free time exploring Southport to Moana, Port Willunga, and a short drive inland to the McLaren Vale wine region. More features to love:- Reverse cycle ducted A/C throughout- 20 solar panels (6kW system), no electricity bills since installation- Secure garage with panel lift door and further off-street parking- Security screen doors- Security system- Quality curtains and plenty of storage throughout- Large laundry with external access- Instant gas hot water system- Zoned to Seaford Secondary College, close to South Port Primary and within the catchment area for South Port Kindergarten- Easy access to public transport along Grand Boulevard- 1.2km to the beach, 1.2km to Seaford Central and 28.5km to the Adelaide CBD Land Size: 300sqm Frontage: 10m Year Built: 2010 Title: Torrens Council: City of Onkaparinga Council Rates: \$1628 SA Water: \$180 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.