

48 Seagull Avenue, Chiton, SA 5211



House For Sale

Tuesday, 11 June 2024

48 Seagull Avenue, Chiton, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 759 m2

Type: House



John Lewis
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Nick van Vliet
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\$995k - \$1.094m

Offers Close Tue, 25th Jun - 3pm (usp)Introducing 48 Seagull Avenue, Chiton; a fully renovated gem boasting four bedrooms, 2 bathrooms and coastal charm infused with modern-day chic. This cherished home nestled on tightly held Seagull Avenue, offers an elevated outlook and is a short stroll from the beach. The property has a host of features and is turn-key ready for relaxed, comfortable beachside living.

What We Love About The Property;

Indoors;

- Feel the natural warmth of the home from the moment you step onto the 21mm Tasmanian Oak flooring throughout the living areas to the natural wool carpets in the bedrooms
- Enjoy the open plan living/dining/kitchen area filled with an abundance of natural light thanks to the new windows. This inviting space is a lovely spot to enjoy the distant views of the rolling hills to the North in front of the glow of the slow combustion heater
- The upgraded kitchen offers plenty of bench and cupboard space in addition to the Smeg gas stovetop and electric oven. The under-sink water filter, dishwasher and stylish tiled splashback are all nice features
- The main bedroom is of great size and offers a generous walk-in 'robe fitted out with drawers and hanging space. The sparkling ensuite has a shower, toilet and vanity
- Bedrooms 2 and 3 are well proportioned with built-in 'robes and ceiling fans
- Bedroom 4 is currently used as a home office and has built-in storage and a ceiling fan
- The family bathroom has a shower, floating vanity and toilet
- Laundry has in-built storage cupboards, bench, trough and frosted glass door leading to the clothesline
- Rest and relaxation is assured in the sauna room with traditional hot rock sauna included
- The home enjoys year 'round comfort thanks to the split system for heating and cooling, ceiling fans to all rooms, the wood heater and great cross flow ventilation thanks to the louvered windows
- Extra storage throughout the home with a storeroom at the end of the hallway and additional inbuilt cupboards

Outdoors;

- The homes attractive façade is clad in Siberian Larch, a stunning golden timber. The recycled timber feature wall and minimalist front garden with Mulberry feature trees give the property striking street appeal
- Wide driveway leads to the double car garage with panel lift door. The garage has drive through access to the rear yard for further storage of boats, trailers or vehicles
- Huge rear workshop with concrete floor, power and lights and secure storage options for 2 more vehicles
- Elevated rear decked area with ceiling fan integrates from the living room and enjoys fantastic rural views. The zip track style blinds offer excellent weather protection when entertaining
- Outdoor shower with hot and cold water is the perfect place to rinse off post surf or beach fun times
- Raised timber pavilion in rear yard to relax with a drink and enjoy the garden and birdlife
- Well established low maintenance gardens and fruit trees including Mandarin, Peach, Plum, Mulberry and Passionfruit vine

Services;

- Mains power, water, NBN
- 6.5KW solar system
- Common effluent sewer
- 3 rainwater tanks totalling 17,500L plumbed to the home
- Electric hot water service (recently replaced)

With recent record breaking multi-million-dollar sales you will be in good company on Seagull Avenue. This property has been thoughtfully designed to offer superb liveability. The versatile floorplan and stylish yet functional upgrades all add to the overall appeal of the home. 48 Seagull Avenue has had all the hard work done, with so much on offer this won't last long. Come and check it out, you're gonna love it!

Certificate of Title - 5613/903
Council – Alexandrina
Zoning - N - Neighbourhood
Year Built - 1974
Land Size - 759m²
Total Build area - 296m²
Council Rates - \$2,761.80 pa
SA Water Rates - Not Declared
Emergency Services Levy - \$133.45 pa

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