

**48 Waratah Street, Seacliff, SA 5049**



**Sold House**

Tuesday, 19 March 2024

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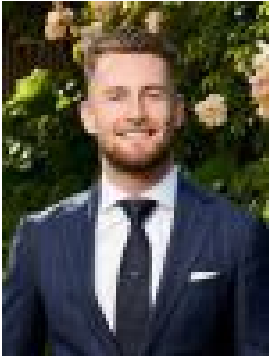
**Bedrooms: 3**

**Bathrooms: 3**

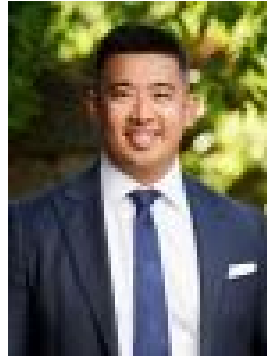
**Parkings: 2**

**Area: 362 m2**

**Type: House**



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**\$1,805,000**

A sparkling seaside stunner split over two levels of superbly stylish living, 48 Waratah Street reveals a flawless footprint of modern luxury spilling with endless lifestyle finesse. From the designer heated lap-pool separated by floor-to-ceiling panoramic windows, gleaming chef's kitchen ready to survey, serve and socialise across the free-flowing open-plan entertaining hub, to the unrivalled "tiptoe to the beach and back" vantage... this ocean-reach oasis is an opportunity to live your immaculate coastal dream. A high-spec 2008 build showing no sign of age, discover over 220m<sup>2</sup> of sweeping internal living potential that'll give executive couples endless reasons to host, or established families eager to settle into a slice of understated elegance. An all-season entertainer, in the warmer months open the wide glass sliders that create an effortless alfresco flow to a brilliant timber decked outdoor zone, perfect for morning coffee routines and sunny lunches, while in the winter months curl up in front of the cosy feature stone gas fireplace with a glass of vino or your favourite movie with the kids. Stepping upstairs will find you a light-filled and lofty retreat for more precious space to unwind and relax, while well-conceived interior design privately positions the balcony-helmed master bedroom with large his and hers walk-in wardrobe and luxe ensuite well-away from the kids' bedrooms, also thoughtfully cushioned by the gleaming bathroom. With a second alfresco area letting you keep a watchful eye on the kids in the pool, full ground floor bathroom, family-friendly laundry packed with storage, solar system with battery storage, as well zone ducted AC - this absolute beauty misses no inclusion, feature or finish. Capped-off with a double garage behind a hedge-framed and commanding curb-side presence, along with easy access to Seacliff Primary just a stone's throw away, Seacliff Train Station around the corner for thankful traffic-free city-bound commutes, and a long list of local cafés dotted all the way from Seacombe Road, the Esplanade and all the way to Brighton, Somerton and ending at Glenelg's iconic beach hub a tick over 10-minutes from your door.

**FEATURES WE LOVE**

- Stunning open-plan designer kitchen, dining, living and all-weather alfresco combining for one spectacular entertaining hub
- Stone-topped foodie's zone featuring sweeping island and breakfast bar ready to handle the morning rush, and socialising while you serve, abundant cabinetry and cupboards, and stainless appliances, including integrated dishwasher
- Spacious timber decked alfresco framed in neat, established greenery, second alfresco area overlooking the immaculate semi undercover lap pool heated with a heat pump system
- Lofty upstairs retreat, perfect for curling up with the latest bestseller or giving the kids their own space to rule and roost
- Decadent master bedroom featuring fresh air balcony, large WIR and luxe ensuite
- 2 additional ample-sized bedrooms, both with BIRs
- Gleaming main bathroom featuring separate shower and relaxing bath, as well as a full second bathroom downstairs
- Both upstairs bathrooms boast under floor heating
- Family-friendly laundry flush with great storage, understairs storage and store room, powerful ducted
- AC throughout and bill-busting solar system with battery storage
- Double garage with timber-look panel lift door and leafy, manicured frontage

**LOCATION**

- 300m stroll to the soft sands of Seacliff for unmatched beachside access and enviable summer lifestyle
- Close to a long list of popular local cafés and takeaway eateries for weekend treats and impromptu dinners
- Around the corner from Seacliff Primary, and moments further to Seaview High
- A quick stroll to Seacliff Train Station for easy, city-bound commutes, and only 6-minutes to Westfield Marion
- Wonderful access to Adelaide's most pristine beaches, from Brighton, Somerton to Glenelg

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | City of Holdfast Bay Zone | EN - Established Neighbourhood \\ Land | 362sqm (Approx.) House | 369sqm (Approx.) Built | 2008 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa