

# 5 Camelot Crescent, Seacombe Heights, SA 5047



## House For Sale

Saturday, 3 February 2024

5 Camelot Crescent, Seacombe Heights, SA 5047

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 900 m2

Type: House



Scott Rowe  
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Samuel Paton

## Auction (USP)

Welcome to 5 Camelot Crescent, your gateway to coastal living in the heart of Seacombe Heights. This 3-bedroom gem with a fully self-contained unit, is tailor-made for families seeking the perfect blend of comfort and convenience. Just a short 7-minute drive from the pristine shores of Seacliff Beach, this property promises a coastal lifestyle that dreams are made of. Step inside and discover a world of open plan living. The expansive, multiple living areas create an ideal space for entertaining guests or simply unwinding after a long day. The kitchen features ample cupboard space, a generous breakfast bar, and sleek stainless steel appliances. Indulge in spacious living with three generously-sized bedrooms. Two share the main bathroom with a bathtub, while the master bedroom features its own ensuite and a walk-in robe. Located beside the house under the main roof, discover a sleek fully self-contained unit/granny flat featuring a fourth bedroom, third bathroom, a modern second kitchen, and air conditioning in the large living area and bedroom for unparalleled comfort and style. Step outside and be greeted by an inviting verandah, the perfect setting for entertaining friends and family. A lush grassed area invites playtime with the kids, while an enticing above-ground pool promises refreshing dips on hot summer days. Additionally you will appreciate rear gate access to Mostyn Road Reserve. Additional features include ducted air conditioning, a shed for storage, solar panels, and a double carport. The location is a dream being a mere 6-minute drive away from Westfield Marion. Flinders University and Medical Centre are in close proximity, and a short 7-minute drive lands you on the golden sands of Seacliff Beach. The Seacliff Train Station nearby provides seamless access to the CBD, making work or leisure a breeze. Families will appreciate the zoning to Seaview High School, adding an extra layer of convenience to this already stellar package. What we Love: • Open plan living room • Kitchen with large breakfast bar and stainless steel appliances • 3 bedrooms with built-in robes • Main bathroom with a separate toilet and a relaxing bathtub • Verandah area for entertaining • Grassed area • Above-ground pool • Ducted air conditioning • Large storage shed for added convenience • Solar panels • Fully self-contained granny flat • Double carport with additional car parking on the side of the driveway • Proximity to Westfield Marion (6 min drive), Flinders University, and Medical Centre • 7-minute drive to Seacliff Beach • Nearby Seacliff Train Station for easy access to the CBD • Zoned to Seaview High School

**Auction:** Saturday 24th February 2024 at 3.00pm (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 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.