

**50 Braeside Avenue, Seacombe Heights, SA 5047**



**House For Sale**

Saturday, 25 November 2023

50 Braeside Avenue, Seacombe Heights, SA 5047

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Anton Vizzari

## Auction (USP)

This generous family home spanning over two levels, offers stunning sea and city views, entertain family and friends with the versatile floorplan that can easily accommodate two families including exceptional family accommodation of five bedrooms, with sought-after separate living and entertainment areas and two kitchens. The lower level features a master bedroom suitably positioned at the front of the home, featuring built-in robes and an ensuite with dual vanities, also there is a second bedroom with built-in robes and a study. The modern kitchen as the hub of the home features Caesarstone bench tops, glass splashbacks, and quality Miele appliances. The kitchen overlooks the spacious light-filled family and dining area. Adjacent to the living and dining area is a second living space, ideal for a children's playroom/ home office. The living and dining open out to the huge all-weather outdoor entertaining area the perfect space to host large gatherings. The rear yard is divided into three levels, with the upper level featuring the sparkling lagoon-style pool with a decked lounge area the perfect space to relax and unwind, the lower levels feature a grassed area, the ideal space for the children to play, and fire pit. The upper level features a further two bedrooms both with built-in robes including a master bedroom with direct access to the main 2-way bathroom with spa bath and a separate toilet. The upper level also features a kitchen that overlooks the spacious living area with balcony views providing the perfect option for guests and families to have their own space. Added features to love: • Neutral tones throughout • Reverse Cycle air conditioners • Feature gas log fire to Living • Irrigated watering system, • 2 x 2000L rainwater tanks • 2 vehicle carport plus single garage • Off-street parking Located only moments to schools, shops transport, enjoy one of the many reserves and playgrounds in the local area. Easy access to popular Westfield Marion Shopping, entertainment and transport precinct, Flinders University and Flinders Hospital. This is a fabulous opportunity for families wishing to secure in this desirable convenient location. An opportunity not to be missed. Disclaimer: Whilst the best endeavours have been made to obtain accurate information, from what we believe to be reliable sources, we cannot guarantee its accuracy and accept no liability for any errors or omissions. This includes, but is not limited to property land size, floorplans, building age, property condition and rates. We recommend interested parties make their own enquiries and seek independent legal advice. Should this property be scheduled for auction the vendors statement may be inspected at McCammon Real Estate 2/95 Partridge Street, Glenelg South for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA: 247 611