

55 Myrtle Road, Seacliff, SA 5049

HARRIS

Sold House

Wednesday, 11 October 2023

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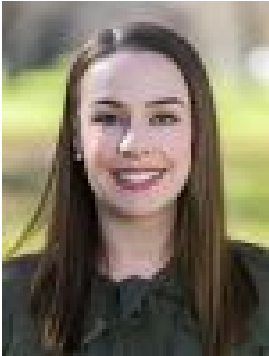
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 290 m2

Type: House



Allison Bond

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Contact agent

The ensuited master bedroom on the ground level with two spacious living zones to call on, presents a lot to love as it provides flexibility of choice before unveiling the three bedrooms, bathroom and the additional third living zone above. This 'Open-Plan Design' on the ground level with Sliding Double Doors leading to an outdoor entertainment area in the backyard, having lawns both front and rear of house, lends itself to a warm family-friendly and pet friendly low maintenance home environment, whilst allowing you lots of scope to take advantage of the out-door beach environment rich in recreation amenities, not excluding the walking tracks extending north and south along the beach front, as well as cycling tracks in close proximity. The surrounding coffee shops stretching from Seacliff Surf Life Saving Club to Seacliff Hotel, the Pirate Cat Café towards Brighton's buzzing Jetty Road all the way to Glenelg further enhances this theme. The result is a neatly presented home with a cleverly designed floorplan flowing in harmony with the environment with scope to adapt swiftly to your changing needs, whether you're downsizing or looking to grow a family in the prized zone for Brighton Secondary School as well as being close to Sacred Hearts High School. There is storage at every turn – an over-sized robe in the Double-door Garage, built-in pantry in Kitchen, built-in robes in each of the four bedrooms, in the laundry, in the adjacent guest toilet and at the entrance door to greet your guest. There is ducted r/c air-conditioning for year-round comfort and electric gated entry/security system for constant peace of mind to go with those bill-slashing solar panels. There is parking for four cars on-site, which is very beneficial especially when living close to the beach. Simply lock up and love those daily walks along the coast, Sunday afternoon lunches at the Seacliff Hotel and the best summer you'll ever have, year after year. Make it yours. More to love:

- Double garage with remote entry, direct access to the home and extensive storage
- Parking onsite for up to 4 cars (2 in double garage and 2 in driveway)
- Secure, electric gated entry and CCTV provisions
- Powerful 3KW solar system with Fronius Primo inverter
- Storage includes built-in robes in all four bedrooms, Kitchen walk-in pantry and more
- 2.5 bathrooms and separate laundry
- Beautifully presented low-care gardens with secure rear yard
- External roller shutters (electric in main bedroom)
- Laundry chute from upstairs bathroom
- Proximity to Sacred Heart College and Brighton Secondary School (zoned)
- Walking distance from train (Seacliff Station) and connecting bus stop to Marion Shopping Centre
- Proximity to Marion Westfield Shopping Centre and a range of shopping options; not excluding Brighton Foodland as well as Seacombe Road Shopping and Coffee Shop Precinct
- And much more.

Specifications: CT / 5757/123 Council / Holdfast Bay Zoning / EN Built / 2000 Land / 290m² Frontage / 14.1m Council Rates / \$2,356.95pa Emergency Services Levy / \$227.65pa SA Water / \$254.56pq Estimated rental assessment / \$950 to \$1,000 per week / Written rental assessment can be provided upon request

Nearby Schools / Seacliff P.S, Seaview Downs P.S, Darlington P.S, Brighton Secondary School, Springbank Secondary College

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