

**6/13 Sand Street, Seaford Meadows, SA 5169**



**Sold Townhouse**

Monday, 4 September 2023

6/13 Sand Street, Seaford Meadows, SA 5169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 110 m2**

**Type: Townhouse**



Scott McPharlin  
0408854590



Zach Sproule  
0435661010

**\$485,000**

**STOP YOUR SEARCH**, this one is a great home and well priced for all those buyers looking for something modern that won't break the budget! This two-bedroom townhouse is located in a quiet spot with a park almost adjacent your front door and offers a stylish and modern living space, making it an ideal choice for first-time homebuyers, couples, or investors seeking a low-maintenance property. The home features clean and contemporary design elements with neutral tones throughout. The open plan living and dining area is accompanied by a functional modern kitchen equipped with stainless steel appliances, including a gas cooktop. Sliding doors provide access to a private courtyard, creating an inviting outdoor space for relaxation or entertaining and additionally, there is a double carport space for undercover vehicle parking with an electric roller door. Both bedrooms are huge and come with great sized built-in robes. The home's aspect ensures ample natural light in these rooms. A two-way bathroom is modern and gives ensuite access to the master bedroom and features a spacious shower, full bath, vanity and a separate toilet. For year-round comfort, the unit is equipped with split system, reverse-cycle air conditioning in the master bedroom and the open plan living area. The location of the home is highly convenient, within a short stroll to the train station, providing easy access to the Adelaide CBD within 40 minutes. Various amenities such as shopping options, healthcare facilities, childcare centers, and open green spaces are all within close proximity. It's tough to find properties this neat at this price and this is why you will love this property;

- Split system reverse cycle air-conditioning
- Light and bright with 2.7m ceilings downstairs and modern décor
- Low-maintenance floating floorboards
- Open-plan living and sliding door access to the outdoor area
- Sparkling kitchen with walk in pantry stainless steel appliances and gas cooktop
- Two spacious bedrooms with built in wardrobes
- Bathroom with large shower, full sized bath, vanity and separate toilet
- Full separate laundry with storage and second toilet
- Brilliant location: walking distance to schools, shops, healthcare, childcare, restaurants
- Short drive to the beach and McLaren Vale Wine Region

So get in quick and come check out this fantastic property at our opens or call Scott today if you have any questions.