

6/28-30 Seaview Road, West Beach, SA 5024

BOOTH

Townhouse For Sale

Thursday, 22 February 2024

6/28-30 Seaview Road, West Beach, SA 5024

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Type: Townhouse



Jamie Brown
0413000887

\$1.6M - \$1.7M

Recently upgraded and immaculate two-bedroom beachfront townhouse, offering stunning Gulf St Vincent views, excellent off-street car parking, and large protected rear courtyard. Stylishly freshened and modernized, including built-in BBQ and kitchenette to the rear entertaining area, new Vergola awning, which is perfect for all year-round enjoyment. Ridiculously convenient, whether you're heading to the beach, the adjacent newly completed Surf Club, for a coffee or a meal, and only a stroll to magnificent Henley Square's café and retail precinct. Cleverly designed, the downstairs living is particularly functional and light-filled, including a casual living and dining area, which is beautifully presented on quality tiling, and takes full advantage of this magical coastal setting. The modern white kitchen features granite benchtops with stainless steel appliances, black tiled splashback, Glem electric oven, Euromaid gas cooktop, Kleenmaid dishwasher and Hafele Integrated fridge/freezer, with additional built-in cabinetry by JAG, which leads out to the sun-drenched courtyard. A large, separate laundry, has ample storage/cupboard space. There is an additional storage/pantry area under the adjacent staircase. The master bedroom is spacious, and boasts elevated beach views through the large floor-to-ceiling picture window, and is complimented by a large built-in wardrobe. There is a second bedroom and study/retreat area, also on the upper floor, which overlooks and opens to a private balcony. The upstairs bathroom (which services the bedrooms), has been fully renovated with vanity unit, bath, shower and WC, and the downstairs bathroom has a shower and WC, which is very handy, when you come back from a swim. A very complete seaside offering that would suit country or interstate groups looking for a seaside base, executives, the classic downsizer seeking a sea change, perfect weekender, or for the investor desiring a relatively low-maintenance beachfront investment. A very affordable beachfront townhouse, with up to three off-street car parks. OFFERS CLOSE: Thursday, 14th March 2024 at 12noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume: 6290 Folio: 481- Council City of Charles Sturt Rates: \$1,683.60 per annum (approx.)- SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$130.48 per quarter (approx.)- Emergency Services Levy \$170.30 per annum (approx.)- Strata Levies and Management Whittles Management Services Pty Ltd Admin Fund: \$644.00 per quarter (approx.) Sinking Fund: \$199.00 per quarter (approx.)