

**6 Albert Street, Seacliff Park, SA 5049**

**HARRIS**

**House For Sale**

Thursday, 22 February 2024

6 Albert Street, Seacliff Park, SA 5049

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 900 m2**

**Type: House**



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**\$920k**

All-seasons holiday living, without ever having to pack the car or leave the metropolitan area... it's easy living on Albert. A vast seaside homestead, boasting panoramic ocean views, family floorplan and the best of the west as your new neighbours - you'll be won over in no time at all. Prime placement on a sloping allotment ensures west-facing front deck is never in short supply of twinkling sea views or candy-coloured sunsets, instantly establishing itself as the hotspot for every Christmas lunch and New Year's Eve to come. The enviable outlook is equally enjoyed by front lounge, with picture windows further framing the coastal vistas. An additional lounge and dining area offer further space to spread out, connecting to kitchen for effortless flow. With stone-look benchtops, walk-in pantry, gas cooking and stainless-steel appliances, the kitchen's status as the heart of your home is further cinched by placement overlooking an informal dining area for easy meal service. The perfect parents retreat, the spacious main bedroom is complete with wall-to-wall robes and private ensuite, guaranteeing a serene night's sleep. Two additional bedrooms complete the slumber zones, both equipped with built-in robes, both capably serviced by family bathroom, ready to embrace both morning and evening routines. Further harnessing the 900m<sup>2</sup> footprint, a side pergola offers further scope for alfresco dining, while a northern driveway linking through carport to an expansive powered shed provides endless scope for storage of grown-up toys, weekend vehicles, or your home workshop, ready to be configured exactly how you like. Ensuring your empire is enveloped in privacy, an extensive rear yard is sure to please green thumbs of all skill levels. Winding paths weave through established gardens and water features to a serene gazebo, offering yet another picturesque location to unwind and survey the realm. When you do venture out, it's mere minutes to Seacliff Beach for weekends spend on the sand, esplanade, or at Seacliff Beach Hotel. You're moments away from Seacliff Hockey Club, Gilbertson Gully, and Marion Golf Park for downtime spent outdoors. Amenities in abundance nearby on Seacombe Road, including Foodland and the caffeine hit of MollyMawk, with nearby Westfield Marion delivering further options for retail therapy and cinematic escape. Walking distance to Seacliff Primary School, Seaview Downs Primary School, Darlington Primary Schools and Seaview High School with the CBD only 25 minutes away for a streamlined school run and commute. It's hard to imagine it ever getting any better than this.... More to love: • Powered double shed/garage with manual Roller Door and additional off-street parking • Separate laundry with external access • Split system air-conditioning to main bedroom and lounges, plus wood-look gas heater to lounge • Timber floors, easy care tiles and neutral carpets • Downlighting • Rainwater tank • Under-house storage • Café blinds to front deck and back patio area

Specifications: CT / 5735/466 Council / City of Marion Zoning / HNBuilt / 1972 Land / 900m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$2,216.90pa Emergency Services Levy / \$121.90pa SA Water / \$204.65pw Estimated rental assessment: \$640 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Seacliff P.S, Seaview Downs P.S, Darlington P.S, Seaview H.S, Springbank Secondary College

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