

6 Birch Avenue, Seaford, SA 5169



Sold House

Saturday, 3 February 2024

6 Birch Avenue, Seaford, SA 5169

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 101 m2

Type: House



Neil Cole

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\$571,100

Please contact Neil Cole from Magain Real Estate for for all your property advice. This lovely little home sits quietly opposite a reserve in the highly sought after Beechwood estate, it could be just the home you are looking for..... first home, downsizer or investment property it ticks all these boxes. On entry you are welcomed by a lovely spacious lounge and dining area, giving a beautiful relaxed feel to this living area, the kitchen that is a reasonable size and has an electric stove overlooks this family living space. Down the passage takes you to the 3 bedrooms all of that are nicely carpeted, the main bedroom boasts large built-in robes and the added comfort of a ceiling fan. The family bathroom services the home, it has been beautifully updated to a high standard, with a stand-alone bath, separate shower alcove, stylish vanity and stunning floor to ceiling tiling. Adjacent to the bathroom is a spacious laundry providing a good working space and access to the backyard, this rear yard has a nice secluded feel, with numerous fruit trees and loads of edible shrubs and a good sized garden shed. This home is sure to please, it has wood laminate flooring throughout all living areas, zoned fully ducted heating and cooling throughout, the advantage of solar with Tesla battery storage which keeps your bills to an absolute minimum and ensures no blackouts. The convenience of a single garage under the main roof with roller door (not powered) and entrance to inside the home. Just a very convenient and quiet place to live sustainably in a lovely well kept home, so many advantages, 2 minutes walk to Seaford central shops, 5 minutes walk to stunning Moana beach, 2 minutes walk to Moana primary school, Close to medical, Close to transport, Minutes drive to McLaren Vale cafes and wineries. An inspection is a must! All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)