

61 Ophir Crescent, Seacliff Park, SA 5049

HARRIS

House For Sale

Friday, 19 April 2024

61 Ophir Crescent, Seacliff Park, SA 5049

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 307 m2

Type: House



Marco Wenzel
0481090830



Ryan Chester
0466182082

\$675k

Low on upkeep but big on living, with all the lifestyle of Seacliff Park at your doorstep, 61 Ophir Crescent is ready for you to settle in and soak up the good life. Rich red brick exterior and easy-care gardens front a flowing floorplan defined by expansive open-plan living area. Your new home epicentre guarantees it's never been simpler to effortlessly entertain or serve up a favourite recipe, with the abundance of space overseen by kitchen with rich timber cabinetry, corner pantry and dishwasher. Panoramic windows and sliding doors unite with wrap-around deck, seamlessly blending indoors and out and extending the living space outdoors. Northern orientation ensures maximum sunrays, citrus tree on hand for cocktail hour, while inspired design for minimal upkeep means you never need to allocate downtime to weeding, edging or mowing. An expansive main bedroom is bookended by vast bay window, walk-in robe and ensuite, with floor-to-ceiling tiles, ultra-wide vanity, bathtub and corner shower delivering a serene retreat for everyday rituals. An additional bedroom and second bathroom complete the footprint with true multipurpose flexibility, ready to be adapted for whatever your needs may be. With exceptional outdoor leisure options as your new neighbours, you can spend downtime exploring the trails of Gilbertson Gully Reserve Creek, or perfecting your handicap at Marion Golf Park. A quick car ride west gets you to the finest stretch of Adelaide's coastline, Seacliff Beach, for leisure time spent on the sand, esplanade or at the Seacliff Beach Hotel. A plethora of amenities within reach, with Seacombe Road Foodland on hand for the grocery run, as well as Café Brio or Mollymawk for your caffeine hit. Close to Seaview High School, Seaview Downs and Seacliff Primary Schools, with the CBD only 30 minutes away for a streamlined school run and commute. Your enviable next era awaits. More to love:

- Secure double garage with internal access and rear roller door
- Additional off-street parking
- Split system air conditioning to main bedroom and living
- Separate laundry with external access
- Timber-look floors
- Ceiling fans
- Solar hot water service
- 2.4m ceilings
- Decorative cornices
- NBN ready

Specifications: CT / 5323/231 Council / Holdfast Bay Zoning / GN Built / 1997 Land / 307m² (approx) Frontage / 15.5m Council Rates / \$1,264pa Emergency Services Levy / \$145.25pa SA Water / \$170.91pa Estimated rental assessment / \$490 to \$520 per week / Written rental assessment can be provided upon request Nearby Schools / Seaview Downs P.S, Darlington P.S, Warradale P.S, Seaview High School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409