

**64 Barbados Drive, Seaford Rise, SA 5169**



**House For Sale**

Friday, 10 May 2024

**64 Barbados Drive, Seaford Rise, SA 5169**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Adam Keane  
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## Auction (USP)

Welcome to 64 Barbados Drive, a modern family home in the heart of Seaford Rise, where all the hard work's done and the coastal lifestyle you've been looking for is waiting. Only a short drive from the beautiful Moana Beach, this spacious home makes for an ideal investment or first home buy. Step inside to discover a spacious lounge area with a slow combustion heater perfect for the colder months. This flows through to open plan living integrating the kitchen, dining and second living area. The kitchen is equipped with a gas stovetop, dishwasher and ample storage space perfect for culinary enthusiasts. The master bedroom, positioned at the front of the house, features a large built-in robe for practical storage solutions. Additionally, the two remaining bedrooms also include built-in robes, providing functional storage. The main two way bathroom also serves as an ensuite for the master bedroom and also includes a bath for relaxation. Step outside to a large undercover entertaining area offering a fantastic space for alfresco dining and entertaining friends and family. The expansive grassed area at the rear of the property allows for extra space for the family and pets along with two small garden sheds for additional storage. Additional features include ducted air conditioning throughout, a split system air conditioner in the open plan living and dining area and a single carport with a roller door. Seaford Rise is close to a wide range of amenities, making it a convenient and vibrant community. Seaford Central Shopping Centre and Seaford Train line and Moana beach are all a short 3-minute drive away. For wine enthusiasts, the renowned McLaren Vale winery region is within close proximity. Families will also benefit from the zoning to Seaford Secondary College with other local schools nearby including Seaford Rise Primary School and South Port Primary School. With its blend of comfort, convenience, and coastal lifestyle, this property embodies the essence of modern family living in Seaford Rise.

**What we Love:**

- Modern kitchen with dishwasher and gas stovetop
- Master bedroom with large built-in robe
- Bedrooms 2 & 3 with built-in robes
- Main bathroom with two-way access
- Large undercover alfresco entertaining area
- Ducted air conditioning throughout
- Single secure carport with off-street parking available
- Close to Seaford Central Shopping Centre
- Short drive to Moana Beach and McLaren Vale winery region
- Close to netball, football, and soccer sporting clubs
- Easy access to Seaford Train Line for CBD commute
- Zoned to Seaford Secondary College

**Auction:** Sunday, 26th May 2024 at 10.00am

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.