

# 7 Morgan Avenue, Seaview Downs, SA 5049

## House For Sale

Thursday, 30 May 2024



7 Morgan Avenue, Seaview Downs, SA 5049

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



Daniel Richardson  
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Ethan Millen  
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**\$1.15m - \$1.25m**

Offers Close Thu, 20th Jun - 12pm With an elevated view stretching from Brighton to Semaphore to the city and back again, this fully-renovated family home makes 'golden hour' as beautiful as a storm rolling over the Gulf of St Vincent and a fiery night sky at the stroke of New Year. You'll love looking at this solar powered home as much as you will looking away from it; the result of a high-spec reboot that took several years to come to fruition and was worth every second of the wait. The undoubted star: an expansive Essastone-smothered open-plan kitchen with a 900mm induction cooktop, Smeg oven, storage at every turn, expansive breakfast bar and a splashback window to a rear yard with its very own fire pit, chook pen and alfresco pavilion. The original footprint was reconfigured to create a huge main bedroom with hidden walk-in robe, ensuite, external access and prime rear position, far away from the bedrooms in the opposing corner of this ducted temperature-controlled home. Rendered from front to back and proud of its high ceilings, engineered oak floors, slick wet areas, those bill-busting solar panels, commercial grade windows and double garage; this '70s-built abode now lives for the 21st century family. For a view that never gets old, just head straight to the front terrace. Life is golden. Features we love...- Enviaible 180-degree views along Adelaide's metro coast - Solid brick construction, expertly renovated from top to toe- Flexible, spacious layout with open-plan family room and dining zone - Open-plan kitchen with Integrated fridge/freezer and dishwasher- High-spec fixtures and finishes - Powerful 7.4KW solar system - 2.7m high ceilings throughout - Double garage with remote entry and pit- Custom window furnishings throughout - Two storage rooms/cellars - Storage galore and separate laundry - Landscaped gardens, large pitched-roof pavilion and extensive chook housing - Just a 5-minute drive from the beach (Seacliff) - A short walk from Cadell Street Reserve - 25 minutes from the CBD.CT Reference - 5451/94Council - City of MarionCouncil Rates - \$2,170.20 paEmergency Services Levy - \$173.95 paLand Size - 836m<sup>2</sup> approx.Year Built - 1971Total Build area - 281m<sup>2</sup> approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403