

7 Oriana Drive, Sellicks Beach, SA 5174

House For Sale

Tuesday, 14 November 2023

7 Oriana Drive, Sellicks Beach, SA 5174

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



Shona Smart
0432645565

\$749,000 - \$799,000

Built in 2008, this magnificent family home offers a coastal lifestyle that dreams are made of. Positioned near the beach and a large nearby reserve just minutes away, it boasts an array of features that make it the perfect haven for you and your loved ones. As you approach this seaside oasis, you're greeted by a charming water feature in the front yard, creating a tranquil and inviting ambiance. The journey begins with a large front door that opens to a white entrance, setting the tone for the elegance that awaits within. The property has been meticulously cared for, with fresh paint adorning both the exterior and interior walls, giving the home a modern and welcoming feel. Step inside, and you'll be captivated by the large, expansive open-plan living and dining area. This space features stunning luxury, waterproof vinyl flooring resembling wooden floorboards that add warmth and character to the home. The living area is overlooked by a spacious chef's kitchen, equipped with new appliances, a generous breakfast bar, and all the amenities you need for culinary adventures. The property is equipped with a CHF 10" G2 complete Home Filtration System, ensuring clean and healthy living for your family. Bi-fold doors open to a rear separate lounge, complete with plantation shutters, an Ultimate freestanding wood heater, hard wired surround sound system and tinted windows, offering glimpses of the nearby coast. The large master suite is a "retreat in itself", with a bay window, carpet, fan, built-in robes, and an ensuite featuring two vanity bowls, floor-to-ceiling tiles, and a generously sized shower. Seven solar round Illume Skylights are thoughtfully placed throughout the property, illuminating key areas such as the laundry, powder room, family room, hallway, and the garage. Your safety is a top priority, with security screen doors featuring triple locking mechanisms, and two linen press cupboards provide extra storage convenience. The home is equipped with reverse cycle ducted air conditioning, ensuring comfort throughout the year. Bedrooms 2, 3, and 4 offer cosy spaces with carpet, fans, and built-in robes, ideal for family members or guests. Renovated with style and sophistication in mind, the bathroom boasts floor-to-ceiling tiles. There's also a convenient powder room for your guests, located just off the modern laundry. Flowing from the family and lounge rooms is a covered BBQ area measuring 6 by 11 meters with lighting that can be dimmed, and a fan. Environmental consciousness is at the forefront with 25 solar panels and a 5kW Tesla Battery system, purchased through AGL's virtual power plant program. You can conveniently monitor your energy system with the Homer Energy Gateway app on your mobile device. For added security, the home features outside security cameras access through the TV, which is located in the family room. The large garage offers space for three cars complete with a panel lift door and a roller door leading into the cover BBQ area, there are two large storage cupboards, solar two large Skylights. Additionally, a great-sized shed at the rear of the property provides ample room for any handy person's projects. Convenience is paramount with a side gate entrance to the backyard, allowing easy access to the property. The security of your home is further ensured by five Hilook IP High Definition 6MP Digital Cameras and a DVR Box that records both voice and footage. You'll have everything you need for surveillance and peace of mind. The property also includes an Hilook Network Video Recorder 8 Channel with a 3TB Hard Drive, as well as an HDMI cable for connection to an existing monitor. An installed network data point connects the modem to the NVR, ensuring seamless internet access. Outside the family and lounge rooms is a covered BBQ area measuring 6 by 11 mts. There are two lights system one that is able to be dimmed and including a ceiling fan. This incredible family home near the beach offers the best of coastal living, from its stylish interiors to its energy-efficient features. Don't miss the opportunity to make this dream property your own. Property Information: CT Ref: Volume 5611 / Folio 997 Local Council: City of Onkaparinga Zoning: GN - General Neighbourhood Council Rates: \$3416.10 per annum SA Water Rates: \$286 per quarter ESL: \$295.50 per annum