

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



**House For Sale**

Wednesday, 12 June 2024

71 Barbados Drive, Seaford Rise, SA 5169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



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**\$749k - \$799k**

Ideally located across from a park and on a large 780m<sup>2</sup> block this property is worth some serious consideration and could be suited to a range of buyers...Offering a spacious floor plan with separate living areas, good sized bedrooms, plenty of off street and undercover parking, dual outdoor entertaining areas and a sparkling in-ground swimming pool at the rear makes this property a must inspect. As you enter the home the entry foyer directs you 1 of 2 ways. To the left you flow into the carpeted formal L-Shaped lounge and dining area that has a split system air conditioning unit and 2 ceiling fans with views out the front over the front garden across to the reserve in the distance. To the right of the foyer is an additional living area that is overlooked by an impressive 2017 updated Kitchen. The Kitchen itself contains stone benchtops, filtered water tap, 2 x wall ovens, soft close drawers and cupboards and ample cupboard and bench space. Skylights also light up this area and there is sliding glass door access to the side outdoor undercover entertaining area. Bedroom 4 could be used as an ideal Study or Home office if needed. It has BIR's and ceiling fans adjoins this casual living area allowing for a multipurpose area. Down the hallway and you'll find 3 large bedrooms. The master containing an ensuite and walk in closet along with a ceiling fan and access to the rear entertaining and pool area which is fantastic. Bedrooms 2 and 3 have been amazingly upsized. The extra size in these rooms allows plenty of space for large beds and desks for the home study area. Both have BIRs and ceiling fans installed aswell, an excellent addition to the home. A large bathroom with shower and bath, separate toilet and large laundry room with access to the rear finishes off the internals of this impressively laid out home. Outside and the home keeps delivering. A 9.1m x 4m salt chlorinated pool sits at the rear of the property and overlooks the rear entertaining area. A great way to relax and show off all that this impressive property has to offer. The paved exterior of the home provides a low maintenance environment with plenty of undercover entertaining space and leads into the Pool area. Other impressive features of the home include gas ducted heating and evaporative cooling, both updated in 2020. A security system featuring 7 cameras and 1TB of storage. DC fans throughout the home for efficient energy use, double carport with remotes on the front and access through to the rear yard. A Bosch High-flow Instant Gas H/W service, 2 garden sheds and a 6.6kw/h split array solar panel system. Schools, Shops, Transport, Beaches, Wineries, this property is well situated to utilise all that this area has to offer! So much has been packed in to this well loved home you just have to come and see it for yourself. For any additional details or assistance, please call David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime. 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)