

87 Seacombe Road, Seacombe Gardens, SA 5047



House For Sale

Tuesday, 21 November 2023

87 Seacombe Road, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 419 m2

Type: House



Adam Keane
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Brad Donaldson
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Auction (USP)

Welcome to this well maintained and updated family home, ideal for busy families or savvy investors. Built in 2003, this residence combines modern living with a convenient location just moments from schools, bus stops and the beach. Freshly painted with stylish aesthetics and renovations throughout, this family home is ready for you to move in. The open-plan living area features a modern kitchen complete with a gas cooktop, dishwasher, plenty of storage, and a convenient breakfast bar. A spacious lounge room provides additional space for relaxation and entertaining. The three bedrooms in this home all come with built-in robes and the master bedroom has access to the three-way main bathroom with a separate toilet and vanity. The laundry includes in-built storage and the added convenience of external access. Step outside to discover an undercover alfresco area, perfect for hosting gatherings around the barbecue or simply enjoying a relaxing moment while the kids play in the low-maintenance backyard. Additional features include a reverse cycle split system air conditioner in the lounge room, evaporative ducted air-conditioning throughout, a security system, a tool shed, roller shutters for additional security and a single carport with a roller door. Situated across the road from Seaview High School and moments away from Darlington Primary School, Stella Maris Parish School, and Flinders University, this home is in close proximity to quality education options. Westfield Marion, the Marion Aquatic Centre, Flinders Medical Centre and the Southern Expressway are all within a short drive and are easily accessible. You are also spoilt for choice with the stunning Seacliff and Brighton beaches less than 10 minutes away and the vibrant restaurants and cafes at the Brighton Jetty Road precinct.

What we love:

- Updated with plenty of natural light
- Multiple living areas
- Modern kitchen with gas cooktop and breakfast bar
- Master bedroom with access to three-way main bathroom
- Three bedrooms with built-in robes
- Undercover alfresco area for gatherings
- Low-maintenance backyard
- Security system for peace of mind
- Single carport with roller door for secure parking
- Close to Seaview High School
- Short drive to Westfield Marion and SA Aquatic Centre
- Less than 10 minutes to Flinders University and Medical Centre

Built / 2003
LGA / City of Marion
Zoning / General Neighbourhood
CT / 5900 / 583
Land Size / 419 m² (approximately)
Frontage / 14.50 m
Approximate Outgoings: Water Sewer / \$89.03 PQ
Water Supply / \$74.20 PQ
Council Rates / \$383.76 PQ
ESL / \$177 PA
Auction: Saturday, 9th December at 10:00am (unless sold prior)
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 our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.