

**9 Orleans Avenue, Seaford Meadows, SA 5169**



**House For Sale**

Wednesday, 12 June 2024

9 Orleans Avenue, Seaford Meadows, SA 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: House**



Joel Georgeson

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Kane Tonkin

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**\$599,000-\$639,000**

Joel Georgeson is proud to welcome you to 9 Orleans Avenue, Seaford Meadows, built in 2014, this home exudes charm and modern appeal. Nestled in a tightly-held suburb, it offers coastal living at its best whilst still maintaining its sleek urban touch. As you step inside, the open-plan living area welcomes you. The tiled floors are a nod to practicality without compromising on style. Large windows and steel-frame doors create a seamless indoor-outdoor connection, flooding the home with abundant natural light. Adding to the home's modern appeal are the lofty ceilings that provide a sense of spaciousness. The bathroom has been updated, displaying a blend of clean lines and contemporary design. The kitchen is a classic vision, boasting an open-plan, an eat-in layout, a breakfast bar, stainless appliances, a gas cooktop, and a dishwasher. Outside, the landscaped gardens add a delightful touch, promising many relaxing afternoons amidst nature. Enjoy the proximity to local beaches where you can soak in the sun, surf, and sand. Explore the tastes and aromas of the McLaren Vale Wine Region, renowned locally and internationally. Indulge in a host of culinary delights at local cafes and restaurants. For the outdoor aficionados, parks and playgrounds are close at hand, ready to provide endless hours of entertainment and recreation. Extra features of the property include:- A split reverse cycle air conditioner for year-round comfort- Single garage for secured parking- Built-in robes, a linen closet, a walk-in robe, and loads of storage ensuring practical solutions for all your belongings- Instant gas hot water for those chilly winter mornings- School zoning for Southport Primary School and Seaford Secondary College- A serene location opposite a playground and reserves on a quiet street. 9 Orleans Avenue is much more than just a home; it's a haven of tranquillity, convenience, and modern living. Don't miss your chance to secure this immaculate property in Seaford Meadows. For more information contact Joel Georgeson on 0431 993 503 or Kane Tonkin on 0459 129 613. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838.