

**14 Spruce Avenue, Seaford, SA 5169**



**House For Sale**

Thursday, 4 July 2024

**14 Spruce Avenue, Seaford, SA 5169**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



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**\$549k - \$579k**

Nestled in the popular Beechwood Grove Estate this charming home is just perfect as a first home, investment or down-sizer. The location is superb being opposite a park and a short stroll to all local amenities including schools, shopping, transport and the beautiful beach. Delightful street appeal sets the scene for a property that is neat and tidy in presentation. Upon entry you are welcomed by a spacious carpeted formal lounge with c/fan and split system air-conditioning which looks out over the family friendly park. Consisting of 3 bedrooms with the master and second bedroom having BIRS and all 3 bedrooms have ceiling fans. A practical two-way ensuite/bathroom with bathtub and separate W/C. The stylish kitchen with plenty of storage, gas hotplate and pantry is the heart of the home and overlooks the family/dining area with gas space heater. This overlooks the rear yard, undercover paved entertaining area, utility shed and lawned area for the kids to play. The automatic garage includes handy internal access, whilst the home also offers ducted evaporative air conditioning plus instant gas hot water. Head over to the park for a game of cricket, a kick of the footy or just a stroll with the dog. It's all here to enjoy. Currently tenanted until 1/10/24 at \$480 per week. 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)