

**16 Ross Street, Seaview Downs, SA, 5049**



**House For Sale**

Saturday, 10 August 2024

16 Ross Street, Seaview Downs, SA, 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Blake Scholz  
0431486662

## **A Picturesque, Private, Hilltop Retreat...**

Auction - Saturday 24th August 10:00am

Welcome to serene hilltop living nestled in the heart of Seaview Downs! Tucked away on a tranquil street, this charming brick family home offers breathtaking, panoramic views stretching from the coast to the CBD! With its immaculate condition and family-friendly atmosphere, it's the ideal place to create lasting memories in a warm, welcoming community.

The expansive front yard is meticulously landscaped with vibrant flora and lush lawns, offering an exceptional street appeal for all.

Step into the impressive foyer and be greeted by an open-plan living and formal dining area bathed in natural light with floor-to-ceiling sheer curtains. This inviting space flows effortlessly into the kitchen and a second dining area. The kitchen is a chef's delight, featuring ample storage and high-quality appliances. Glide open the arch doors to discover a versatile second living space, complete with a convenient powder room.

On the opposite side of the home, you'll find the serene master bedroom, offering stunning views of the beautifully landscaped front yard. Adjacent to it is a second bedroom, while a third bedroom features a spacious built-in wardrobe. The thoughtfully designed floor plan includes a nearby bathroom and a separate toilet, providing added convenience and practicality.

The laundry area flows effortlessly into the expansive backyard, featuring a generous alfresco space; perfect for hosting unforgettable gatherings with family and friends. The lush lawn offers a wonderful area for children and pets to play freely, with endless potential for bringing your outdoor dreams to life (STPC). A large shed provides ample storage, while the single garage features a soaring ceiling and a convenient cellar downstairs ensuring there's plenty of room for all your treasured belongings.

Located in the highly sought-after locale of Seaview Downs, this property offers convenient access to a variety of amenities and recreation opportunities. Enjoy leisurely family strolls in the nearby Gully Road North Reserve, a delightful morning cup of coffee at Café Brio, or indulge in a weekend wine and dine at Patritti. For golf enthusiasts, Marion Golf Park is just a short drive away, adding to the appeal of this prime location.

Seaview Downs Primary and Seaview High School are part of the local school zone, guaranteeing excellent educational opportunities for your children.

More reasons to love this home:

- Torrens title build on 1200sqm (approx)
- Beautiful views from the coast to the CBD
- Landscaped front and rear gardens
- Two separate dining and living areas
- Three spacious bedrooms, one with a built-in wardrobe
- Kitchen with endless storage and quality appliances; double sink, Bosch dishwasher, electric cooktop and oven
- Bathroom with bathtub and vanity storage space
- Laundry with rear access
- Expansive backyard with storage shed, lush lawns and a BBQ area
- Single garage with access to the backyard, and soaring ceilings making it ideal for storing a boat or a caravan
- Ducted reverse cycle heating and cooling
- Spacious cellar accessible via the garage

- Scope for renovation (STPC)
- Down the street from Seaview Downs Primary School
- A short drive to the Esplanade
- A 5-minute drive to Westfield Marion Shopping Centre
- Mere drive to the Southern Expressway for a weekend getaway

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.