

**18 Leech Street, Seaford Meadows, SA, 5169**



**House For Sale**

Thursday, 19 September 2024

18 Leech Street, Seaford Meadows, SA, 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Graeme Clark

## **This home is all about Location, Location...**

Fantastic investment, first home or even a downsizer this home is located close to everything you're ever likely to need.

It's a compact 3-bedroom, 2-bathroom home with very little to maintain.

Welcome to 18 Leech Street, Seaford Meadows, an invitingly neat and conventional home constructed in 2014.

Located in the sought-after coastal suburb of Seaford Meadows, offering the perfect balance of residential comfort and coastal living.

Outside, the landscaped gardens offer a serene space to enjoy the outdoors but with minimal maintenance required.

A great selection of supermarket, shops, restaurants, a day and night medical clinic and Green Leaves early learning centre are conveniently located nearby, within walking distance.

Situated close to the acclaimed McLaren Vale Wine Region, with its world-renowned vineyards and wineries, the property offers a unique combination of suburban living and wine country serenity.

Residents will love living just a short distance from beautiful beaches, parks, playgrounds, and walking trails.

### Extra Features:

- Split reverse-cycle air conditioning
- Single garage with additional parking space for one car
- Built-in robes to bedrooms 2 and 3.
- Master with walk in robe and ensuite
- School Zoning for Southport Primary School, Seaford Secondary College

This property truly embodies comfortable living with a coastal twist. Don't miss out on this opportunity to secure a beautiful home in Seaford Meadows.

Council Rates: \$1710.80pa (approx.)

Possible rental return: \$550 - \$600pw (approx. 4.7%)

Call Graeme Clark for INSPECTION m. 0408 081313

### Disclaimer:

This advert contains information and imagery which is believed to be accurate based on Magain sources and/ or inspections of the property before or at the time of advertising. Prospective buyers or other parties should make their own inquiries about the validity and accuracy of this information and view the property before making any offers. RLA 22182