

**23 Parkview Circuit, Seaford Rise, SA, 5169**



**House For Sale**

Saturday, 5 October 2024

23 Parkview Circuit, Seaford Rise, SA, 5169

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Deb Sorensen  
0408316011

## When Only The Best Will Do

Built to a standard, not a price; this custom designed, elevated home is set to impress the most meticulous of buyers. At over 377sqm (approx) of improvement area, there is room for everyone.

Offering views to the Mid Coast, endless sunsets year-round, great synergy between indoor & outdoor spaces and all with minimal property maintenance.

Standing tall and proud on a corner allotment, this majestic home with quality fixtures throughout offers a point of difference that is obvious the second you walk through the front door - there is nothing "standard" here.

Greeted by the wide hallway, porcelain tiled flooring and on your right is the first of three living areas; the lounge is spacious with luxury carpet, warm tones, an abundance of natural light and a beautiful warm gas log fireplace.

Just past the internal garage access and the stunning curved stairway is the heart of the home; a spectacular kitchen/dine/family area with adjacent outdoor entertaining. Simply throw back the bi-fold doors and enter the decked floor, pitched roof entertaining area with outdoor kitchen. No matter the weather, catering for large gatherings will be an easy task.

The kitchen, built by the cabinetmaker/original owner was crafted to perfection. There is an abundance of stunning 2 Pac paintwork cabinetry, a plumbed island bench with storage, stone bench tops, stainless steel appliances & hardware, walk in pantry with auto light, overhead cupboards, plumbed fridge and even a designated wine storage.

Completing the lower level is the fourth bedroom/study/cinema room, a third bathroom and the very spacious laundry with built in cabinetry and external access to the side yard.

Head up the relaxed spiral staircase to the next level of decadence. A beautiful Australian Oak solid timber floor spans the upper living area which is host to the open plan family, games, study, and bar. The fitted bar with curved top and stunning cabinetry mirroring the downstairs kitchen also features a circular wall, plumbed sink, fridge & microwave nook and mirror backed shelving.

Beyond this living space, a surreal experience awaits you. The west facing balcony provides opportunity for the beauty of a clear morning sea view, the delight of a sunset and the excitement of a storm rolling in. Worthy of a mention too is the amazing collection of native birds that frequent the trees of the reserve strip across the road.

To the rear of the upper level is the sleeping quarters and the standout luxurious Master Bedroom Suite featuring double door entry, large his & hers walk in robe, a huge ensuite with spa bathtub and twin vanity. Close the ensuite double doors, bring down the roller shutter and draw the deluxe window furnishings for a well deserved, great night's sleep.

Bedroom two also enjoys ensuite access with direct entry into the main bathroom with second bathtub. Again, this space has spared no expense, and the unique curved feature tiled wall throws a stunning dimension to the space. Along with the generous size footprint of the room and quality fixtures even the children or guests' morning routine is a lavish experience.

Features include:

- 29 Panel / 10 kWh solar system
- Ducted reverse cycle heating & cooling (zoned)
- Security alarm system
- Sound speakers throughout
- High Ceilings throughout
- Recessed feature ceilings

- Built in floor to ceiling storage & robes
- Miele dishwasher
- Smeg oven, gas cooktop & rangehood
- Glass Brick Features that allow light and privacy
- Abundance of natural light
- Quality window furnishings
- Outdoor kitchen
- Auto panel lift door to garage
- Built in floor to ceiling storage in the garage
- Internal & External access doors from garage to back yard
- Side yard
- Side road gate access
- Established gardens
- Fruit trees

For further information and viewing times, contact Deb Sorensen from Ray White Christies Beach on 0408 316 011.

Property Specifics:

Year Built / 2005

Land Size / 442sqm

Council / City of Onkaparinga

Zoned / General Neighbourhood

Council Rates / \$2,602.79 for 2024-2025 F/Year

ESL / \$186.10 for 2024-2025 F/Year

SA Water Rates / \$899.08 per year

CT / Volume 5902 Folio 567

Proudly Presented by:-

Ray White Morphett Vale | Christies Beach

48 Hillier Road, Morphett Vale 5162

1/49 Beach Road Christies Beach SA 5165

Ph: 08 7070 2722

[www.raywhitemorphettvale.com.au](http://www.raywhitemorphettvale.com.au)

RLA 262999