

**2B Limbert Avenue, Seacombe Gardens, SA 5047**



**House For Sale**

Sunday, 23 June 2024

2B Limbert Avenue, Seacombe Gardens, SA 5047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 270 m2**

**Type: House**



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**\$689,000 - \$739,000**

Set on a low-maintenance, Torrens titled allotment, this three-bedroom courtyard home has been lovingly cared for and is located just minutes from all local amenities. The hub of the home is located at the rear and offers a fantastic space for living and entertaining. The open-plan living and dining area is overlooked by the modern kitchen, equipped with ample storage, a dishwasher, and a gas cooktop. Sliding doors connect the internal and external living spaces, leading to a paved all-weather undercover entertaining area complete with shade blinds. The low maintenance rear yard offers space for pets and kids to play. Accommodation is well catered for with three double bedrooms – the master with walk-in robe & ensuite. Bedrooms 2 & 3 both include built-in robes and are serviced by the main bathroom with separate toilet / guest powder room. Notable features include: – Torrens Titled Allotment – Three bedrooms, master with walk-in robe & ensuite – Open plan kitchen/living/dining space – Single auto-door garage with secure internal access – Laundry & outdoor utilities area – Ducted reverse cycle air-conditioning throughout – Zoned for Seaview High School Perfectly located just minutes from all desirable facilities including Westfield Marion & Oaklands Train Station, with easy access to the Adelaide CBD. Property Specifics: Year Built / 2009 Council / City of Marion Land Size / 270 sqm Council Rates / \$1,429.16 per year ESL / \$95.10 per year CT / Volume 6027 Folio 152 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. RLA 239101