

**31 Sutton Avenue, Seacombe Gardens, SA, 5047**



**House For Sale**

Tuesday, 1 October 2024

**31 Sutton Avenue, Seacombe Gardens, SA, 5047**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Packham

## Stylish Living in a Prime Location

PRICE STATEMENT : \$850,000 - \$920,000

AUCTION SATURDAY 19TH OCTOBER AT 1.30PM

Discover the perfect blend of style and functionality at 31 Sutton Avenue, Seacombe Gardens. This contemporary family home offers a seamless combination of modern design and everyday convenience, ideal for those seeking a low-maintenance lifestyle in a highly sought-after location. Boasting three generously sized bedrooms, each with built-in robes, the master bedroom comes complete with a private ensuite for added comfort.

The heart of the home lies in the spacious open-plan living and dining area, designed to offer both comfort and versatility. This central space is ideal for everyday family living and effortless entertaining, with enough room to accommodate large gatherings or intimate dinners. Complemented by a sleek, modern kitchen, the area is equipped with high-quality stainless steel appliances, ensuring ease and efficiency in meal preparation. The ample cabinetry provides generous storage, while the large island bench serves as a perfect breakfast bar or a central hub for socializing while cooking. Natural light fills the entire space, creating a bright and welcoming atmosphere, with floor-to-ceiling sliding doors seamlessly connecting the indoors to the private outdoor area. The low-maintenance backyard offers a perfect setting for alfresco dining, relaxing under the sun, or providing a secure space for children and pets to play. If you're seeking more room to enjoy the outdoors, this property is adjacent to the local park, with direct access just steps away. Whether you want a larger grassed area for recreation, picnics, or simply soaking up the sunshine, it's right there at your convenience. This cohesive indoor-outdoor flow ensures the home caters to both relaxed living and vibrant entertaining with ease.

The upstairs living quarters provide a peaceful retreat, featuring a spacious master bedroom complete with a walk-in robe and a private ensuite for added comfort. Two additional generously sized bedrooms are perfectly positioned and share a centrally located bathroom, thoughtfully designed with a family-sized bathtub for added convenience. The upper level also includes ample storage solutions, including a linen cupboard, ensuring functionality and keeping everything neatly organized. This floor offers a perfect balance of space and privacy, ideal for family living.

With split-system air conditioning, a secure garage, and off-street parking, this property ticks all the boxes for modern-day living in the thriving suburb of Seacombe Gardens. Located just minutes from Westfield Marion, local schools, parks, and public transport, 31 Sutton Avenue offers unparalleled access to shopping, dining, and entertainment options, while also being close to Flinders University and Flinders Medical Centre. With nearby parks and recreational facilities, this home is perfectly positioned for families, students, and professionals alike. Whether you're a first-home buyer, investor, or looking to downsize without sacrificing comfort, this home is sure to impress.

Don't miss this exceptional opportunity to secure your place in the highly sought-after Seacombe Gardens. Contact Harcourts Packham today to arrange a viewing of 31 Sutton Avenue and start envisioning your future in this beautifully designed, modern home!

Disclaimer: The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. Should this property be scheduled for auction the vendor's statement may be inspected at any Harcourts Packham office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. (RLA 281342, 270735)