

# 46 Carlisle Circuit, Seaford, SA 5169



## House For Sale

Wednesday, 19 June 2024

46 Carlisle Circuit, Seaford, SA 5169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 330 m2**

**Type: House**



Denzil Cheesley  
0422300718

**\$579k - \$599k**

With glorious southern beaches and McLaren Vale's world class wineries just a few minutes from your door, 46 Carlisle Circuit is also ideally situated opposite a lovely reserve, and moments from Seaford Central Shopping Centre, Train Station, Primary & High Schools - ensuring the perfect blend of lifestyle and convenience for the lucky buyer. Superb presentation and soothing colour schemes set the scene for a home of low-maintenance, fresh paint and new flooring throughout. Comprising three bedrooms, including a generous master suite complete with walk-in robe, dual windows and access to the pristine 2-way ensuite bathroom. To the rear of the home, its spacious open plan kitchen, living and dining areas seamlessly combine - the impressive kitchen including gas cooktop, new rangehood plus lots of storage and bench-space. Large rear sliding doors invite an abundance of natural light, and step out to the neatly presented courtyard gardens, private and secure with patio, pergola and handy toolshed. Split system a/c unit will provide climatic comfort in all seasons, whilst the home also includes carport under main roof. With lovely reserves, bike trails, Onkaparinga River National Park and an enviable coastal lifestyle all within easy distance of your front door, the home promises huge lifestyle rewards for the lucky buyer. Whether it be for investors, first homebuyers, or for downsizers seeking an excellent standard of living, 46 Carlisle Circuit is a sure winner! Current rental appraisal: \$510-\$530pw For more information contact Denzil Cheesley today on 0422 300 718 / [denzil.cheesley@raywhite.com](mailto:denzil.cheesley@raywhite.com) Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. RLA: 327058