

50 Waratah Street, Seacliff, SA 5049

HARRIS

House For Sale

Wednesday, 3 July 2024

50 Waratah Street, Seacliff, SA 5049

Bedrooms: 4

Bathrooms: 2

Area: 738 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$1.480m-\$1.6m

Best Offers By 10am on Monday 22nd July – Unless Sold Prior

Positioned to perfection just metres to the Esplanade, train station and Seacliff Hotel, this seaside home captures the very essence of family with its generational footprint over two extended and adaptable levels. Occupying a substantial 738sqm parcel, the character-laden floorplan spans over 330sqm of total living to create a spacious family haven to be enjoyed for years to come. An original entry and lounge room form the more formal aspect of the home, between beautifully crafted decorative ceilings and warm blackbutt flooring. Continuing through to a modern and open plan extension, living and dining are cleverly positioned to peer out at the saltwater swimming pool and coastline just beyond. Encompassing a contemporary kitchen, you'll find it easy to whip up the nightly meal assisted by Franke gas cooktop, electric wall oven, Smeg integrated microwave, dishwasher and stone benchtops. Both bedrooms on this level offer built-in robes/shelving and share access to a main bathroom with underfloor heating, whilst a second bathroom and separate toilet can be found conveniently tucked behind the kitchen. Forming a functional and independent level for the younger generation, the second floor consists of a third living area and two connecting bedrooms boasting built-in robes under raked ceilings – with incredible ocean sunsets experienced from the western-facing windows. Stepping into the backyard, you'll instantly be able to picture yourself hosting milestone celebrations and entertaining while watching the kids splash around in the saltwater pool – a special space ready to form the future backdrop to your unforgettable family memories. Guaranteed to level-up your lifestyle especially come summertime, the location lends itself to more family fun spent on the nearby sands, followed by casual dinners and epic sunsets from the Seacliff Hotel. On weekdays, grab your morning coffee from Garden Café and jump on the train or bus for a quick trip into your city office – all just a few footsteps from your front door. Without a doubt, unforgettable family days spent poolside and beachside are ahead on Waratah... Even more to love:

- Ample off-street parking
- 3.5kW solar system
- Ducted evaporative cooling, gas heater & fireplace
- Saltwater swimming pool – plumbed for solar heating addition
- Attic storage
- Zoned for Seacliff Primary & Seaview High
- Proximity to Jetty Road, Yacht Club, Brighton Central, McAuley Community & Sacred Heart College

Specifications: CT / 5649/202 Council / Holdfast Bay Zoning / EN Built / 1948 Land / 738m² (approx) Frontage / 20.91m Council Rates / \$2,269 pa Emergency Services Levy / \$197.25 pa SA Water / \$180.36 pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Seacliff P.S, Seaview Downs P.S, Darlington P.S, Seaview H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409