

**4 Kiribilli Court, Seaford Rise, SA, 5169**



**Land For Sale**

Saturday, 31 August 2024

4 Kiribilli Court, Seaford Rise, SA, 5169

Type: Land



Nazza Mina

0882928300

## Prime Land Opportunity in Sensational Seaford Rise!

Experience the perfect blend of location, lifestyle, and design potential at 4 Kiribilli Court, Seaford Rise (home to be demolished due to fire damage). This exceptional 556 sqm block of land offers an unparalleled opportunity to build your dream home in one of the most tightly held and welcoming suburbs of this highly sought-after coastal region.

Nestled in a quiet cul-de-sac amongst well-established homes within the popular Coast Estate, this block offers a peaceful environment while remaining close to all essential amenities. With an impressive frontage, there is ample space for countless architectural designs. Whether you envision a sleek modern home, a spacious family retreat, or a stunning entertainer's paradise, this land offers the flexibility to bring your vision to life.

Ideally situated just minutes from the Southern Expressway, this prime location provides easy access to the Adelaide CBD and beyond. Less than 10 minutes from the McLaren Vale Wine Region and under 40 minutes from the city, it offers a perfect balance of rural charm and urban convenience.

Immerse yourself in the sun-kissed sands and refreshing waters that define the local lifestyle. Just a short stroll from your new property, Moana Beach invites you to enjoy its pristine beauty and relaxed atmosphere. Revel in golden sands perfect for swimming, sunbathing, and leisurely walks. Engage in fishing and snorkelling adventures or simply soak up the tranquil environment. Don't miss the breathtaking sunsets over the horizon, adding a touch of magic to endless outdoor activities and a balanced, fulfilling lifestyle.

A tightly held suburb known for its safe and welcoming community, Seaford Rise is a brilliant place to raise a family, offering a friendly atmosphere and a supportive neighbourhood that makes it easy to feel at home. Seaford Rise Primary School, Tatachilla Lutheran College, Cardijn College, Moana School, and Seaford Secondary College all just a short drive away.

You'll enjoy easy access to local shopping centres such as Seaford Central and Colonnades Shopping Centres, as well as the vibrant community atmosphere of the Willunga Farmers Market—a favourite meeting place for locals and visitors alike where you can enjoy shopping for fresh produce and artisanal goods while connecting with your community.

There's a wealth of recreational options including the renowned Willunga Golf Course for golf enthusiasts, skate parks, BMX tracks, playgrounds, reserves and horse-riding trails, catering to all your outdoor adventure needs.

Delight in the diverse dining and wine experiences of the McLaren Vale and Fleurieu Coast regions at your doorstep. With the famous McLaren Vale wine region less than 10 minutes drive away, and over 50 restaurants and 80 cellar doors to explore, you'll be tantalised by a rich array of culinary delights and exquisite wines, quirky seaside cafés and historic wineries.

4 Kiribilli Court, Seaford Rise offers great design potential and an enviable lifestyle enriched by natural beauty, vibrant local amenities, and a close-knit community. With the recent abolition of stamp duty and capitalise on the government's First Home Buyer Grant. These incentives make your investment even more attractive!

Don't miss your chance to make this exceptional 556 sqm block your own.

What we Love:

- 556sqm block in Seaford Rise (home to be demolished)
- Quiet cul-de-sac in Coast Estate
- Impressive frontage for various architectural designs

- Minutes to Southern Expressway and Adelaide CBD
- 10 minutes to McLaren Vale Wine Region
- Under 40 minutes to Adelaide city centre
- Close to Moana Beach for coastal activities
- Safe, family-friendly community
- Nearby schools: Seaford Rise Primary, Tatachilla Lutheran, Cardijn College, Moana School, Seaford Secondary
- Close to Seaford Central and Colonnades Shopping Centres
- Nearby Willunga Farmers Market for fresh produce
- Recreational options: Willunga Golf Course, parks, trails
- Close to McLaren Vale and Fleurieu Coast for dining and wine
- Over 50 restaurants and 80 cellar doors nearby
- Eligible for stamp duty abolition and First Home Buyer Grant

Auction: Thursday, 19th September 2024 at 6.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.