

13 Smugglers Drive, Seaford Rise, SA 5169

House For Sale

Tuesday, 7 January 2025

13 Smugglers Drive, Seaford Rise, SA 5169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 600 m2

Type: House



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\$679,000-\$699,000

All the hard work has been done in this beautifully renovated home with quality finishes, two living areas, a powered workshop, and space to entertain both inside and out, all positioned within walking distance from parks, transport, nature reserves and Moana Beach. As you head up to the front door past mature gardens, you will appreciate this quiet, tree-lined street; ideal for families. Once inside, the generously sized open plan living area with gorgeous flooring welcomes you in and offers an inviting space to gather. Bright and airy, the contemporary kitchen has everything you need to prepare delicious meals with premium appliances, a subway tile splashback, ample cabinetry, and a large island bench with room for seating. Flowing on from the main living area is the second lounge or media room that extends directly onto the covered outdoor alfresco area and backyard. When family and friends come over for lunch, you can utilise the private fully fenced backyard and enjoy a barbeque on the huge patio. There is even an outdoor shower so you can rinse off after coming back from the beach. Established gardens provide a lovely outlook and there is plenty of grassed space for the kids and pets to play on. The backyard also houses a 6m x 3m powered shed or workshop and in addition to the carport, there is drive-through side access offering more than enough space for the boat, caravan and trailer. All three bedrooms have built-in robes while the spacious master bedroom boasts a walk-in robe and private ensuite. The main bathroom has a full sized bathtub for soaking in at the end of a long day, and a separate toilet for convenience. Positioned in a great location, you can go for your morning walk through nearby nature reserves or the Moana Sands Conservation Park, or why not head down to the Esplanade and take in stunning natural scenery and ocean views while picking up a coffee from one of the waterfront cafes. Start the year by taking hold of this wonderful opportunity and secure your family's future today. Even more to love:

- Single carport plus side access for additional vehicle parking
- Second lounge room
- Open plan living and modern kitchen
- Master has a walk-in robe and private ensuite
- Large powered shed/workshop
- Fully fenced backyard
- Separate laundry
- Built-in robes in all bedrooms
- Evaporative cooling
- Outdoor shower
- Reverse cycle split system
- 2 x 1.5kW solar systems
- NBN connection
- Mains gas
- Freshly painted and new carpets
- Extensively renovated throughout
- Short walk from Moana Sands Conservation Park and Moana Beach

Specifications: CT / 5063/647 Council / Onkaparinga Zoning / GN Built / 1992 Land / 600m² (approx) Frontage / 20m Council Rates / \$1,759.81pa Emergency Services Levy / \$123.80pa SA Water / \$165.55pa Estimated rental assessment: \$580 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Seaford Rise P.S, South Port P.S, Old Noarlunga P.S, Seaford Secondary College 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 | 335392