

**6 Compass Drive, Seaford, SA, 5169**



**House For Sale**

Thursday, 24 October 2024

6 Compass Drive, Seaford, SA, 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Mitch Portlock

0431418516

## **Architecturally designed, custom built and immaculately maintained and presented....**

Located a street back from the Esplanade, this ultra impressive property is worth some serious consideration if you are, or have been looking for something special near the coast.

Architecturally designed and custom built in 2016 and set on a 566m<sup>2</sup> corner allotment that is completely fenced to maximise the use of the block and adds to the private and secure appeal. There is access via an automated gate that leads to the double garage under the main roof, with side access into a separate powered garage/workshop. There is also a lockable single/pedestrian gate that provides access into the front yard from the street.

As soon as you arrive, the striking façade of this foam rendered constructed home with its large picture windows and well established easy care garden provides an impressive kerb side appeal.

When you make your way up the exposed aggregate driveway or designated path to the front door, you can definitely feel the intrigue and anticipation of what's inside and how this home might feel.

As you open the large timber front door and step inside, you will love the spacious open plan aspect with an abundance of natural light, the lofty high ceilings, the polished concrete flooring and the feature timber staircase that leads upstairs.

At the front of the home is a formal living space with an adjacent dining area that boasts floor to ceiling picture windows that allow plenty of natural light to fill this section of the home. As you flow through to the open plan family area that also has a lovely spacious feel to it and connects seamlessly to the rear alfresco style outdoor entertaining area via commercial grade sliding doors. The family room area is overlooked by an extremely well appointed galley style kitchen that comes complete with double stainless steel ovens, a 900mm gas cook top with an undermount range hood and a stainless steel Bosch dishwasher. There are large soft close drawers and plenty of soft close cupboards that together with the classy, high quality Corinthian bench tops make this kitchen ideal for both cooking and entertaining. There is also a large walk-in pantry.

The main bedroom is located on the ground floor and offers a large walk-in robe with additional built-in cabinetry and a private ensuite bathroom with floor to ceiling tiles and under floor heating. There is a separate hallway that provides private and secure entry into the home from the double garage. There is additional storage room with access into a large downstairs powder room/ toilet and a large separate laundry room with plenty of cupboard storage.

The outdoor entertaining area is extremely private and has a built-in BBQ area that has mains gas connection. There is a ceiling fan, downlights and timber decking that surrounds this space making it ideal to either relax or entertain.

Head upstairs via the impressive timber staircase that has feature pendant lighting that is also impressive. There is an additional living room on the upper level that flows out to a large balcony that is fully enclosable with an automated 99% block out blind. This area has timber slat ceiling, a ceiling fan and downlights and with the café style blind is very private. There are genuine ocean views that on a clear day can capture the cliffs near Myponga Beach and Carrickalinga in the distance.

Bedrooms two and three are also located upstairs and are both generously sized rooms and come with built-in robes. There is a large conventional bathroom and a separate toilet with another vanity that services the upper level of this amazing home.

Additional features include a ducted reverse cycle air conditioning system that together with ceiling fans in all rooms and the high level of insulation that in conjunction with the foam cladding rendered construction keeps this home comfortable all year round. NBN is connected and there is an instant gas hot water system.

Outside is very well established and has an easy care appeal. There are nice lawn areas, with a few feature ornamental

pear trees with a lemon tree out the back. There is a fold out clothes line with another located in the garage, and there is direct side access into the powered garage/workshop which is handy. The entire property is very well fenced, ideal for pets and kids.

This property really is special and is one that you do need to see and feel in person to truly appreciate. For any additional details or to register your interest, please make contact with David Hams on 0402204841 anytime.

- INSPECTIONS ARE AVAILABLE BY APPOINTMENT ONLY -

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)