

**9 Byron Bay Boulevard, Seaford Rise, SA, 5169**



**House For Sale**

Saturday, 11 January 2025

9 Byron Bay Boulevard, Seaford Rise, SA, 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 573 m2**

**Type: House**



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## Efficient 3-Bedroom Home with Spacious Living and Expansive Entertaining Area

This well maintained and neatly presented home is nestled amongst other quality homes in the popular 'Coast Estate' in Seaford Rise. Located within easy access to schools, shops, transport and the coast, this property is ideal for a range of different buyers and an inspection will impress!

As you approach this stunning home, you are greeted by a separate entry foyer that sets the tone for the rest of the property. The foyer is adorned with elegant tiling and feature cornicing, while the high ceilings throughout enhance the sense of space and openness. The design elements are carefully chosen to provide a refined yet welcoming atmosphere, leading you effortlessly through the home.

The main bedroom, positioned to take full advantage of the scenic views across a park or reserve, is a true highlight of the property. Not only does it offer a peaceful outlook, but it also features an impressive double walk-through robe, providing ample storage space. The adjoining ensuite continues the theme of luxury, with a double vanity offering convenience and style for busy mornings.

In addition to the main suite, the home provides two well-sized carpeted bedrooms, each offering comfort and privacy. These rooms are serviced by the homes main three-way bathroom, which includes a separate bath and shower, a separate toilet, and a generously sized powder/vanity area. For added convenience, there is also a laundry room with side outdoor access. The property further caters to varied lifestyles with a front formal lounge or study, which could easily serve as a potential fourth bedroom if needed. This flexible space can adapt to the needs of the homeowner, whether for quiet study or as a private retreat.

The open-plan kitchen, dining, and living area form the heart of this home, offering a perfect environment for family gatherings and entertaining. The kitchen is a standout feature, designed in a galley style to maximize space and functionality. Equipped with quality stainless steel appliances, including a dishwasher, gas cooktop, and rangehood, it offers everything needed to create culinary delights. Large storage drawers and cupboards ensure that all kitchen essentials are easily accessible, while the island bench with a stainless steel double sink enhances both the workspace and aesthetic of the room. The living area flows seamlessly from the kitchen and dining, with sliding door access to a huge outdoor undercover entertaining area, making indoor-outdoor living a breeze.

The outdoor entertaining space is nothing short of impressive, with a massive 10.32m x 7.04m gabled undercover area. This large, versatile space is ideal for hosting family and friends, whether for casual barbecues or more formal gatherings. The private rear yard is complemented by a lush lawn area, planted screenings, and a garden bed, providing a peaceful and tranquil environment to enjoy the outdoors in complete privacy.

The home is not only aesthetically pleasing but also designed for modern convenience. A zoned reverse cycle ducted air conditioning unit ensures year-round comfort, while the instant gas hot water service delivers efficiency and reliability. A ducted vacuum system adds an extra layer of convenience, simplifying household chores, and a rainwater tank supports sustainable living. A solar panel system is also installed to assist with those rising electricity costs.

The property also offers ample storage space, with a single garage featuring a roller door and a second garage/workshop measuring 4.68m x 5.30m. This additional space is perfect for a variety of uses, whether for a workshop, additional storage, or parking for a second vehicle. Both garages are equipped with remote roller doors, and drive-through access to the rear provides added convenience, allowing for easy access to the outdoor areas.

Located within minutes of some of SA's best beaches, a short 10 minute drive to the famous McLaren Vale wine region and just 35 minutes to the Adelaide CBD this location alone is worth some serious consideration!

For further information or assistance contact David Hams 0402204841 or Mitch Portlock 0431418516 anytime...

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)