

48 Selway Tce, O'Sullivan Beach

Designer Living, Moments from the Beach

Stunning from the moment you arrive kerbside, this striking contemporary residence is a true standout, showcasing exceptional presentation, quality craftsmanship, a thoughtfully designed floorplan and an enviable location just moments from the coastline. Offering the perfect balance of style, comfort and convenience, this beautifully appointed 2023 Weeks-built home will appeal to first home buyers, downsizers, professionals, investors and young families seeking a low-maintenance lifestyle in Adelaide's highly sought-after southern beachside precinct.

Built by the current owners to an exceptional standard with quality and longevity in mind, the home immediately impresses with its welcoming front porch, soaring ceilings, contemporary colour palette and stylish flooring throughout. Positioned at the front of the home, the generous master suite offers a spacious walk-in robe leading through to a beautifully finished ensuite.

The remaining two bedrooms are both well proportioned and feature built-in robes, while the centrally positioned main bathroom and combined toilet, comfortably services the rest of the home. A spacious laundry with storage and direct access to the automatic single garage

3 2 1

FOR SALE

Please Call

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further enhances the practicality of the layout.

The heart of the home is the expansive open-plan kitchen, dining and living area, designed for effortless everyday living and entertaining. The impressive kitchen features stone benchtops, abundant cupboard and bench space, a walk-in pantry, breakfast bar, double fridge provision and quality appliances, including a 900mm gas cooktop, electric oven and dishwasher.

Sliding doors seamlessly connect the interior to the covered alfresco entertaining area, overlooking beautifully established gardens and lush manicured lawns. Offering complete privacy, this tranquil outdoor setting provides the perfect space for entertaining family and friends or for children and pets to play safely. Adding further appeal, one side of the home features a fully enclosed cat run, while the opposite side provides secure gated access to the front yard.

Further notable features include ducted reverse-cycle air conditioning, a 6.6kW solar system, instant gas hot water, a rainwater tank plumbed to the home, quality window furnishings and excellent storage throughout.

Perfectly positioned in one of Adelaide's emerging coastal pockets, you'll enjoy an enviable beachside lifestyle just moments from the golden sands of Sullivan Beach, the popular boat ramp and picturesque coastal walking trails. Nearby cafes, Colonnades Shopping Centre, quality schools including Sullivan Beach Primary School, Southern Montessori School and St John the Apostle School, together with public transport, Main South Road and the Southern Expressway, ensure every convenience is within easy reach. Better still, the renowned McLaren Vale wine region is only a short drive away, making this an exceptional opportunity to enjoy the very best of modern coastal living.

Certificate of Title and Form Ones available upon request

Home Built: 2023

Torrens Titled

Allotment Size: 327m²

Title: Volume 6265 Folio 664

Zoning: GN - General Neighbourhood

Council: Onkaparinga

Disclaimer:

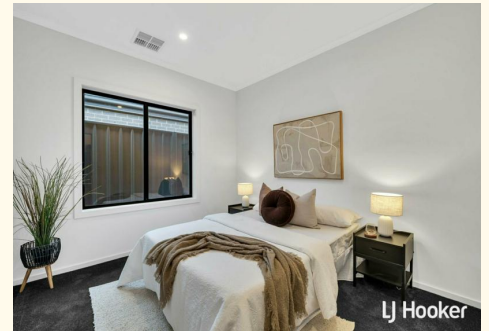
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MORE DETAILS

Property ID 3QCHRU
Property Type House
Land Area 327 m2

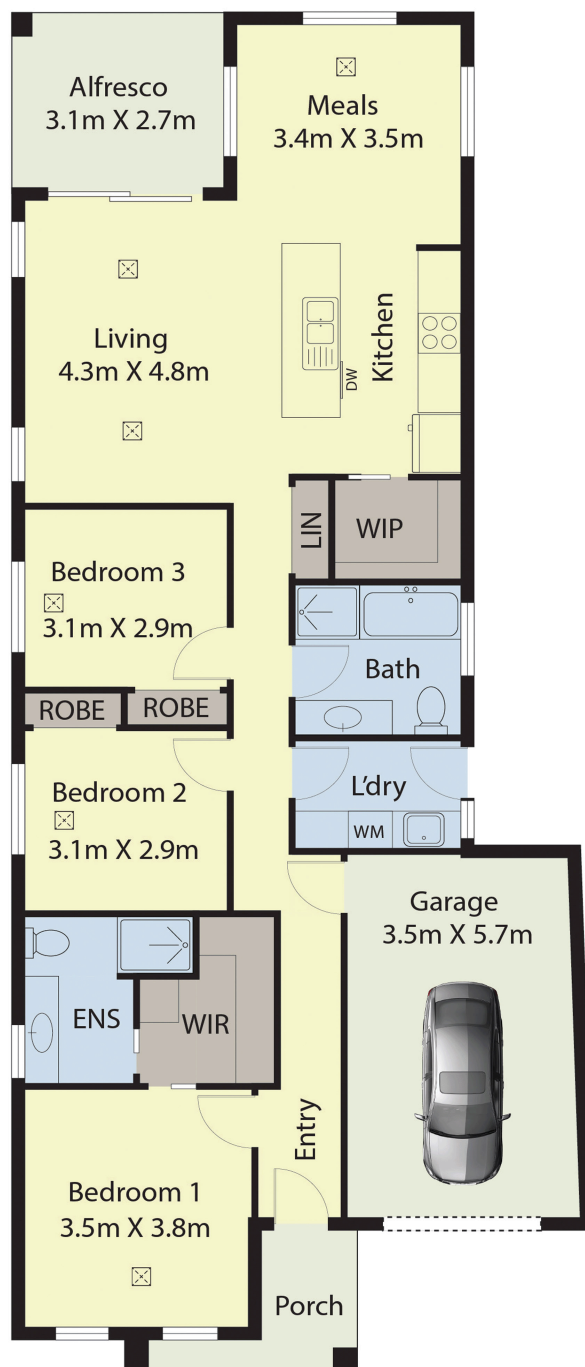
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O'SULLIVAN BEACH



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