

## Seaford Rise, 87 Barbados Drive

A Rare Find only 5 minutes from the Beach!

6 3 4 1

**For Sale**  
\$920,000 - \$970,000

**View**  
[ljhooker.com.au/2B83GJU](https://ljhooker.com.au/2B83GJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

Situated on a whopping 844m2 (approx.) of land is this beautifully updated four-bedroom, two bathroom, two living area home with large outdoor entertaining area and swimming pool. There is an additional two bedroom self-contained home to the rear with open-plan family/meals with kitchen perfect for families with elderly parents or adult children living at home. Bring the family together and live as one, perhaps use as a guest home or perhaps rent out the rear home as a further source of income. This is truly is a rare find, offering a coastal lifestyle being only 5 minutes by car to nearby Moana beach.

Features include:

- \* Four bedrooms, master with updated ensuite and walk-in robe
- \* Bedroom two, three and four with built-in robes and ceiling fans
- \* Open plan family and meals
- \* Stylish kitchen with 900mm Smeg oven, rangehood, tiled splashback, dishwasher and pendant lights



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Front formal lounge
- \* Updated main bathroom with freestanding bath, shower and separate toilet
- \* Ducted evaporative cooling and gas wall heater in main living
- \* LED lighting throughout
- \* Updated laundry
- \* Large undercover entertaining ideal for relaxing with family outdoors
- \* Low-maintenance gardens
- \* Swimming pool perfect for cooling off over summer
- \* 9kW Solar panel system saving you \$\$ on your electricity bills
- \* Double garage with x1 auto roller door, drive through access to carport with space for two more vehicles or space for boat or trailer

Home 2 includes:

- \* Two bedrooms, both with built-ins and ceiling fans
- \* Open plan family and meals
- \* Split system air conditioning for all your heating/cooling needs
- \* Modern U Shape kitchen with subway tiled splash back, oven and gas cooktop, dishwasher
- \* Main bathroom with shower and separate toilet

Walking distance to Seaford Rise Primary School which is just at the end of the street.

Only moments to shops, walking trails and Moana Sands Conservation Park and Beach.

Easy access onto Main South Road for those commuting to the Adelaide CBD daily. This is a location and lifestyle you'll enjoy for many years ahead.

Enquire today.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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## More About this Property

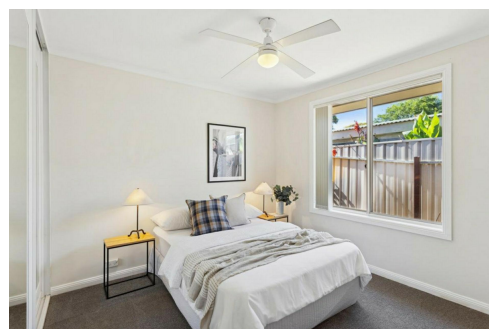
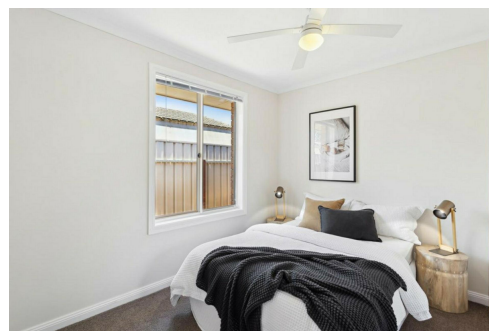
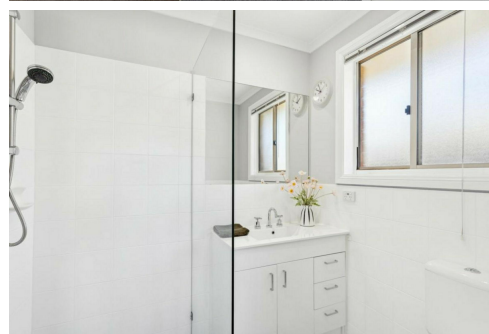
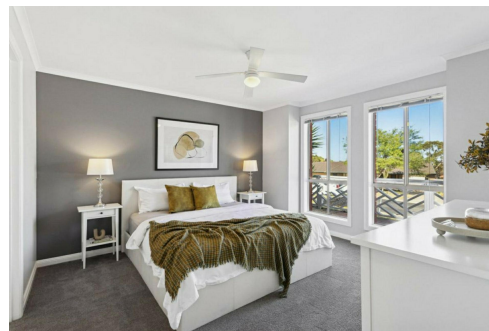
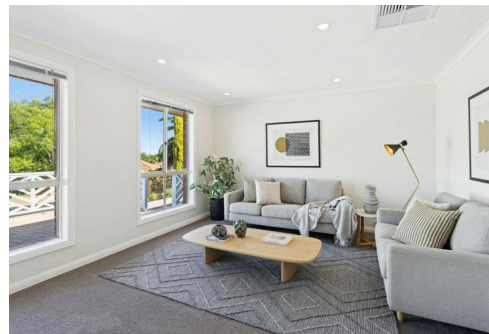
Property ID	2B83GJU
Property Type	House
House Size	178 m <sup>2</sup>
Land Area	844 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Toilets (3) Pool Dishwasher Secure Parking Fully Fenced Solar Panels

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](mailto:info@ljhsupport.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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