



Seaford Rise, 9 Grand Boulevard

Top Spot - With the Lot - Almost Almost Everything

Auction Location: on site

Ready for a summer of luxury, this 1996 built home is a magnet for anyone wanting everything- all done just made to order. Always wanted a sea change, proximity to coastal breezes but not right on the seafront, swimming without the sand?

An opportunity to own one of the best homes in Seaford Rise with no expenses spared. This is one with the lot! It's tasteful, spacious, flexible with nothing to do but enjoy. High and mighty with a Grand address, it sits on the highside of the Boulevard, is mildly ostentatious and ageless and is sure to appeal to a wide ranging group of buyers.

Minutes to popular Seaford and Moana beaches with rail transport to the centre of Adelaide taking only 39 minutes, you can have the best of both worlds, commuting from your dream "Sea Change" escape, to CBD appointments for business, or if you choose,



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Auction
Fri 29th Nov @ 3:00PM

View
Sat 16th Nov @ 2:00PM - 2:45PM

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work from home, a slower, more sustainable life. Whatever you plan there's room for family, guests and if lifestyle is what you're all about, be assured you'll acquire a true entertainer and it's up to you to configure it to suit your needs.

The decor is crisp and light filled, and it's always been proudly maintained. With up to five bedrooms, multi purpose spaces to cater for teenagers, elderly parents or guests there's room for a great gathering to accommodate most. The main bedroom as you enter, means you can live totally on the ground level and have a room for all family members upstairs or when they visit, guests who drop in and stay late or for blended families or those with parents or relatives sharing. This is the perfect solution, it's ideal. With a separate elegant formal lounge as you enter from the expansive entry and adjoining dining room downstairs, adults are able to have a space to call their own, with the younger generation more than happy to segregate in a huge open plan zone - big enough for almost, almost everything, upstairs with balcony. So games, workstations and just whatever they can conjure up. The kids will revel in their own separate retreat. The hub of the home, a modern white, two pac kitchen with Naturstone benchtops will be a pleasure for even the fussiest cook and family apprentices. With two Electrolux ovens, pantry and excellent storage, it adjoins the laundry/service room. With a view over the huge covered alfresco entertaining area and pool, cooking is a pleasure as you're central to the action. The casual meals area with a flow through to the family room has direct access to the outdoor covered Alfresco lounge, dining entertainment zone.

Step into a tropical resort with a fernery backdrop, it's a must see. Fully compliant, the solar heated 1-1.5mtr deep, pool, will suit all ages for family fun or serious aqua aerobics. There's solar heating for the pool installed and as well solar to the home feeding into the grid at .44c. With 7 Zip track screens and 5 security roller shutters installed, you're looking at a high calibre investment. Minimal perimeter plantings and lawns mean you have a manageable garden and won't need to spend all weekends gardening- better to have family fun in your stunning home with friends and family and know the garden is low maintenance. The pool comes with a Davey Robotic Cleaner and a pool cover - it's all there, almost, almost everything has been thought of and there's storage to contain equipment so a place for Almost, almost everything!.

You can securely lock up and leave the home as it has a monitored security system and for those fishing, camping escapes, you're secure in the knowledge your home is protected. Travellers can accommodate both caravan and boat in a security alarmed, full height car & boat port as well as an oversized, auto secure double garage with built in work shelves. The "boys toys" can be housed in their own tailor made domain. Well designed, top amenities, delivered with Almost, Almost Everything. You'll have a Grand location - Be tempted, stay at home and just Order In !

ALMOST EVERYTHING !

- Five Bedrooms
- Three living areas
- Naturestone benchtops
- 2 Pac Kitchen
- Large format ceramic tiles
- High quality timber look floating floors
- Double Electrolux ovens
- Carrier x 2 zoned RC ducted A/C



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- Covered Alfresco Ent. zone
- Fernery
- Inground 1-1.5mdeep 3.4x 7.7mtr
- Solar heated pool
- Solar- Growatt sungold 3000 solar inverter - 44c feed in Tarrif
- Double side by side remote garage
- Security Armed Van and boat hub (or 2/3 cars inline)
- 3 on-site car parks
- Five minute drive to Beach
- 15 minute walk
- 39 mins to Adelaide by train
- Paradox - Security - Back to base capacity
- 5 Security shutters
- 7 Zip blinds
- Water purifier
- Bosch instant Gas water heater 21e
- Zodiac salt pool chlorinator
- Zane pool heater controller
- Davey robotic pool cleaner
- Pool blanket
- Orbit professional star irrigation controller

AUCTION: Friday 29th November at 3pm (USP), on site.

(\$1,200,000)

CT: Volume 5177 Folio 760

Council: City of Onkaparinga

Council Rates: \$2,769.42 per annum (approx)

Water Rates: \$237.99 per quarter (approx)

Land Size: 693 square metres (approx)

Year Built: 1996 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//tufflZRznccz>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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More About this Property

Property ID	610DFDJ
Property Type	House
House Size	475 m ²
Land Area	693 m ²
Including	Ensuite

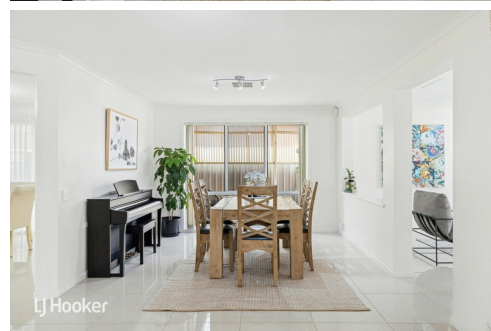
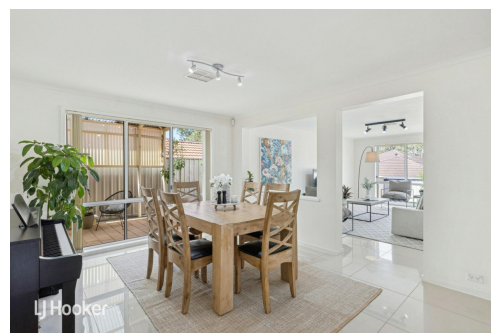
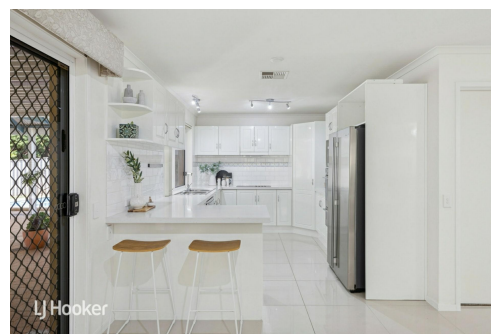
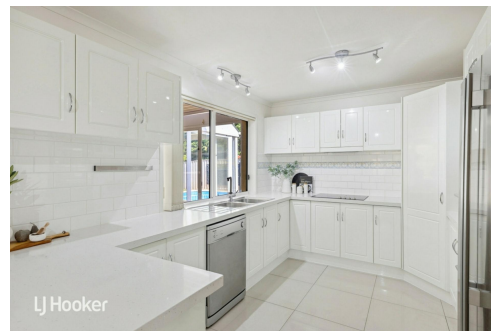
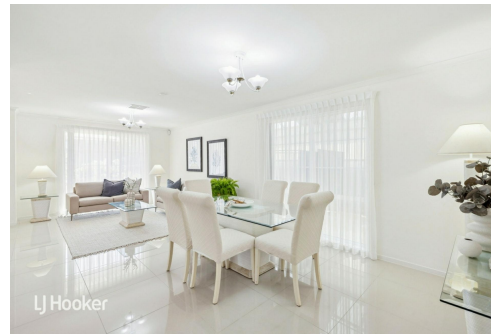
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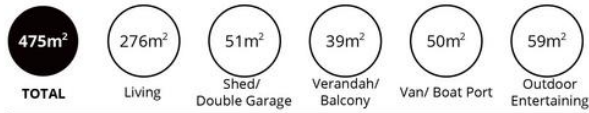
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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