



Beautifully Presented Modern Home with Quality Features Throughout



3



2



2

## 9 Observation Road, Seaford Heights

Sold for \$705,000 (Mar 18, 2024)

This beautifully presented modern home with quality features throughout, combines comfort and convenience to offer the best of easy-care living in the sought-after 'Vista' Estate.

An impressive, modern home with spacious layout, built circa 2018, and ideally suited to a wide range of buyers, is ready to move in and enjoy. Set on an easy-care 374 sqm approx allotment, all in a superb lifestyle location so convenient to an array of local facilities including shops, primary & secondary schools, bus & rail public transport, childcare, and within easy quick and reach of the wineries of McLaren Vale region, as well as stunning Southern beaches.

From the moment you step inside, you'll be greeted to immaculate presentation and the relaxed, easy-care feel throughout this lovely home, complimented by contemporary neutral décor and high end finishes including stylish timber flooring, quality 100% woolen carpets to all bedrooms, and impressive high ceilings.

The family-friendly design features three generous sized bedrooms, as well as multiple living zones including lounge off the front entry. To the other side of the entry, the master bedroom features a walk-in robe with excellent built-in storage, through to a luxury ensuite bathroom with stone bench-tops, double vanity, and oversized shower.

**Property ID:** L26182305

**Property Type:** House

**Garages:** 2

**Land Area:** 374.0 sqm

**Alan Gobec**

0403 987 853

alan.gobec@mv.rh.com.au

At the hub of the home, a wonderful display of open-plan living with casual meals area which connects through to the family room with built-in gas fireplace, and sliding door to the outdoor entertaining area. The centrepiece of this wonderful light-filled entertaining space is the stylish fully equipped kitchen featuring a 5 burner 900mm gas cook-top, 900mm electric oven, Smeg dishwasher, stone bench-tops, extra large breakfast bar, and an abundance of quality built-in storage and cabinetry.

Privately positioned towards the rear section of the home, the 2nd and 3rd bedrooms conveniently positioned to the lovely family bathroom complete with corner spa bath, and separate laundry which also features impressive built-in storage.

The low maintenance allotment has been thoughtfully designed for easy upkeep and features a lovely private undercover outdoor entertaining area, providing the perfect outdoor space to entertain family and friends.

This outstanding home comes with many extras you'd expect from such a quality home including ducted reverse cycle air-conditioning, a 6.6kw approx. solar system, generous storage throughout, rear access to remote entry double garage UMR with internal access & so much more.

A must-see for anyone seeking a beautifully presented modern home in an excellent location. Be quick!

For further details please phone Alan of Raine & Horne Morphet Vale. RLA144653.

\*Any information intended to be relied upon should be independently verified by interested parties. Neither the Agent nor the Vendor accepts any liability for any errors or omissions in this advertisement (including but not limited to the property's land size, dimensions, floor plan, and build size).



225m<sup>2</sup>

TOTAL

172m<sup>2</sup>

Living

8m<sup>2</sup>

Verandah

45m<sup>2</sup>

Garage



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. Produced by The Fotobase Group