



**DOVER GARDENS**  
13 SEAFORTH AVENUE

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## Stylish, Modern, Affordable

**Sold for \$470,000 (May 15, 2019)**

Only 4 years young and built by Weeks this lovely courtyard home offers excellent value buying in the much sought after Dover Gardens.

Surrounded by recently built quality homes, Dover Gardens is a great area to live. It's less than 5 minute drive from Seacliff Beach and Marion Shopping Centre with many other shopping, entertainment options nearby and Glenelg only 10 minutes away.

If you have a dog or enjoy being active, you're spoilt for choice! You will love mornings spent walking along Seacliff Beach alternatively less than 100m away is McKay St Reserve or a mere 700m away is Dover Square Reserve where your dog can have a run off the leash while you meet other residents and dog owners. A similar distance away is the Scarborough Tce Reserve where you can enjoy the running track and workout machines scattered around the reserve. If riding is more your style, there are many riding trails around the area.

If none of that's your thing, right next door to the Scarborough Tce reserve is Patritti Wines, indulge yourself with wine tastings and cellar door sales. What more could you ask for?

Appealing to a range of buyers from first home through to retirees this meticulously cared for property is a testament to the owners and there's nothing do than just move in, relax and enjoy.

Unlike most courtyard homes there is room on the northern side, with a width of 2.9m you

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|-------------------------------|----------|
| <b>Property ID:</b>           | 20582678 |
| <b>Property Type:</b>         | House    |
| <b>Building / Floor Area:</b> | 156      |
| <b>Garages:</b>               | 1        |
| <b>Open Parking:</b>          | 1        |

### AGENT

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could potentially create, with some minor modifications, a new driveway to securely park your van, boat, trailer or 2nd car.

Features include

- 3 bedrooms (en-suite & W.I.R to master)
- Spacious open plan living with study nook
- Alfresco to rear for entertaining or put your feed up and relax and read a book
- Zoned (4) ducted air conditioning
- All-in-one Pura Tap mixer, dishwasher all the creature comforts for easy living
- Low maintenance gardens with watering system
- Garage with auto roller door
- Supaloc Steel Frame construction

Don't miss out on a wonderful opportunity to purchase this beautiful, easy-care living courtyard home, so add it to your must see list for this weekend.