



14b Sweetwater Street, **Seacombe Gardens**

3 2 1

**Brand New and Torrens Title - 2 Sold! 1 Remaining!**

With 2 already sold, this stunning brand new home is complete and Proudly Brought to you by Alliance Developments. Located in the highly sought after area of Seacombe Gardens opposite a local park and tennis courts. Within walking distance to Westfield Marion, the State Aquatic Centre, local trains and yet only a short drive to Brighton / Glenelg beaches and Flinders Medical / Uni, these homes are aimed to please those seeking a relaxed luxury lifestyle.

Offering 3 generous sized bedrooms (Master and Ensuite located downstairs). Upstairs features bedrooms 2 and 3 both with Robes, study / living area and the main bathroom. Downstairs offers open plan living areas, luxury 2-Pak kitchen, 900mm Stainless Steel Appliances, Stone Benchtops and loads of storage, while outside there are low maintenance landscaped yards and verandah.

Other features of the home include: tiled floors, ducted reverse cycle air conditioning, single garage with automated doors, Security System, 3.0kw Solar Systems and the list goes on.

First Home Buyers take advantage of the First Home Buyers Grants of up to \$15,000, while investors take note of the depreciation benefits of purchasing Brand New!  
Call NOW To Arrange Your Inspection Before It's Too Late!

Lewis Prior First National Real Estate takes pride in presenting this property to the market. We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information or to Find Out What Your Home Is Worth . . . FREE, please contact Nick Rogers.

250 sqm

**\$530,000 - \$550,000**

ID# 11399102472



**Nick Rogers**  
0407 547 046



TOTAL AREA:	177.70m <sup>2</sup> /19.10sqs
(Estimate only)	(incl. porch & garage)

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