

**10 Brice Street, Seaton, SA 5023**



**House For Sale**

Wednesday, 15 May 2024

10 Brice Street, Seaton, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

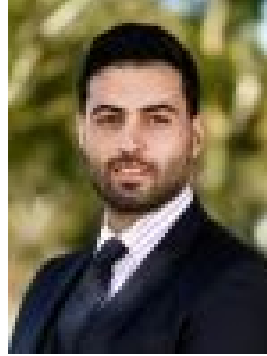
**Parkings: 4**

**Area: 696 m2**

**Type: House**



Justin Peters  
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## Auction | Saturday 1st June @ 5pm

This well-maintained, solid brick home offers plenty of space and is situated in a desirable suburb, making it an ideal choice for a first home or an investment property - all while offering a 20.42m frontage. Enter the home through the first of two living rooms, boasting polished timber floors, built in cabinetry and large windows. Leading through to the eat in kitchen, equipped with ample bench and storage space, dishwasher and freestanding electric cooker. The three bedrooms are accessed just off the main hallway, and all feature ceiling fans, cosy carpets and built-in wardrobes. All serviced by the central bathroom, which features a bathtub, ample storage and a separate WC located just off the utility room. At the back of the home, a large extension creates a second living space or fourth bedroom, with a built in bar and access to the back yard, it's the perfect space for entertaining family and friends or a teenagers retreat. The laundry can be accessed through this room, and has a convenient 2nd WC and shower. Outside, the simple and easy care gardens and a sprawling verandah complement a sizable garage/workshop, accessible via the drive-through carport. This location offers a perfect lifestyle, with Grange and Henley Beaches just a short drive away, and Henley Square providing excellent restaurant and café choices. Nearby shopping centres include Westfield West Lakes, Findon and Fulham Gardens. Convenient public transport options, including buses and trains, are within walking distance. Additionally, there are excellent schooling options such as Seaton Park and Kidman Park Primary Schools and Findon High School.

**Key Features-** Three spacious bedrooms, all with ceiling fans and wardrobes- Rumpus or fourth bedroom at the back of the home with a built in bar- Central bathroom with separate WC located in the utility room- Sun soaked lounge with built in cabinetry- Eat in kitchen with ample bench and cupboard space and dishwasher- Spacious laundry with shower facilities and 2nd WC- Undercover entertaining area- Drive through carport leading to a garage/workshop- Easy to care for gardens front and back

**Specifications**  
Title: Torrens Titled  
Year built: c1964  
Land size: 696sqm (approx)  
Site dimensions: 20.42m x 34.13m (approx)  
Council: City of Charles Sturt  
Council rates: \$1,540.55pa (approx)  
ESL: \$163.40pa (approx)  
SA Water & Sewer supply: \$189.33pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629