

**11A Second Avenue, Seaton, SA 5023**



**Sold House**

Thursday, 9 November 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



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**\$770,000**

An understated stylish stunner. This Torrens titled home is picture-perfect for first-time buying couples or sun-loving downsizers keen to settle a stone's throw to the pristine sands of Grange Beach will fall instantly in love with this open, airy and feature-packed property. Sparkling from start to finish, the well-conceived footprint glides over durable tile floors, past a beautiful bay-windowed master bedroom at entry with gleaming two-way bathroom and body-tingling spa bath, along with two more ample-sized bedrooms before a striking open-plan entertaining zone blooms into purpose. Spilling with natural light through an undercover courtyard, as well as a wide central slider adding effortless alfresco flow to the sunbathed backyard with superb aggregate concrete floors, lovely neat gardens and feature wall including tranquillity-inspiring water fountain - the free-flowing energy and atmosphere of this lounge, dining and outdoor living area brings everyday lifestyle bliss. Headlining this elegant social hub is the spacious chef's zone where generous bench tops and island invite company while you cook, and helm a part of the home purpose-designed to enjoy fun get-togethers with friends as much as wholesome downtime with family whether it's navigating the morning rush, savouring sunny lunches or indulging in delicious weekend dinners. With a raft of daily conveniences all at arm's reach too, from walking distance to local schools, easy access to Albert Park Train Station for traffic-free city-bound commutes, the Royal Adelaide and Grange Golf Clubs around the corner for the weekend enthusiasts, while all your café, shopping and entertaining needs are a quick 5-minutes away at the bustling Westfield West Lakes - 11A Second Avenue delivers refreshingly modern and incredibly easy living without lifting a finger.

**FEATURES WE LOVE**

- Wonderful open-plan entertaining potential as the light-filled dining, lounge and sunbathed backyard combine for one impressive living hub
- Open and airy designer kitchen offering plenty of room for helping hands, great bench top space and breakfast bar, abundant cabinetry and cupboards, large and stainless appliances including dishwasher
- Generous master bedroom featuring beautiful bay windows, plush carpets, WIR and ensuite access to the sparkling main bathroom soaking in natural light, dual vanities, separate shower and relaxing spa bath
- 2 additional ample-sized bedrooms, both with BIRs
- Functional laundry with storage, handy second guest WC and ducted AC throughout for year-round comfort
- Sunny and blue-sky backyard with aggregate concrete, neat gardens, as well as feature wall with trickling fountain
- Secure single car garage with auto roller door and low-maintenance frontage

**LOCATION**

- Around the corner from Albert Park Train Station, and a leisurely 1.5km stroll to both Hendon Primary and Seaton High
- Just 5-minutes to the vibrant Westfield West Lakes for absolutely all your café, shopping and entertainment needs in the one place
- A tick over 4km to the soft sands of Grange Beach and Henley Beaches for a wonderful summer lifestyle

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | City of Charles Sturt Zone | General Neighbourhood (Z2102) - GN Land | 325sqm (Approx.) House | 153sqm (Approx.) Built | 2006 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa