

**12 Kingborn Avenue, Seaton, SA 5023**



**Sold House**

Friday, 22 September 2023

12 Kingborn Avenue, Seaton, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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## Contact agent

Auction on Site Sunday 8th of October @ 1pm! Positioned on a whopping 800sqm corner allotment in one of the most sought after streets in Seaton, this well-kept residence offers a range of possibilities. The solid brick home features plenty of internal living space with two separate living zones, three bedrooms and a recently renovated bathroom. Whether to further update and renovate the existing home, for investment or to completely redevelop the site STCC the choice is yours. Zoned 'General Neighbourhood' in the Charles Sturt council. With quality homes in the area in short supply, this is an opportunity not to be missed. Features of the home include:- Formal lounge / dining room full of natural light includes an inbuilt gas fireplace with mantel. - Spacious main family room with feature timber ceiling. - Dedicated meals area off of the kitchen. - Kitchen is equipped with quality timber cabinetry, stainless steel oven, dishwasher, gas cooktop and a puratap. - Double sized master bedroom includes a built in robe and ceiling fan. - Bedrooms 2 & 3 are both a good size and includes built in robes. - Recently renovated fully tiled bathroom. - Second separate toilet. - Laundry room with plenty of storage. - Undercover pergola entertaining area. - Lock up garage plus additional shed / garage with side access off Singleton Avenue. - Large rear yard space ideal for children and pets. - Fenced in front yard offering additional yard space with mature plants. - Polished timber floors. - Ducted evaporative cooling system. - Multiple rain water tanks. All this and more in one of Western Adelaide' most popular suburbs. Situated within close proximity to local shops, schools, parks, public transport and just a short commute to some of Adelaide's best beaches. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA183205