

**12 Percy Street, Seaton, SA 5023**



**House For Sale**

Thursday, 13 June 2024

12 Percy Street, Seaton, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 791 m2**

**Type: House**



John White

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## Auction | Saturday 29th June @ 12pm

On a large block of 791sqm (approx) with a frontage of some 16.76m, there are numerous options here. Whether you're wanting to buy your 1st home or you're an investor or a builder, then this well presented home in a handy central location, may be just what you're looking for. Or you may wish to build your dream home (STPC). With a big backyard with ample room for children to run and play, the home is spacious, light and airy with a flexible floorplan and would be ideal for a buyer to put their own stamp on. This well presented home in a handy central location, may be just what you're looking for. There are 3 bedrooms, the main is a good size with built-in robes and the 3rd bedroom is at the rear of the home with a study/child's playroom accessible from the 3rd bedroom. In addition, there is another room with outside access only, which could be yet another bedroom, or a rumpus room or office which would be ideal for you to work from home if you wish. The living rooms offer flexibility for you to use as you wish. The lounge has gas heating for warmth in this cold weather and there is a spacious dining/living room between the lounge and the kitchen. There is also a meals room off the kitchen. The bathroom is largely original but extremely neat. There is a shower in the laundry area. The garden is as neat as a pin, both front and rear. There is a big open private backyard with heaps of lawned area for children to run and play. There is also a shed for storage. The home features a carport and there is room for more off-street parking. It is in a quiet street, in a handy central location, close to transport, not far from schools, the shops and facilities of Tapleys Hill Road and an easy drive to the West Lakes Shopping Centre. The sale of this home is to finalize an estate – definite sale.

Specifications  
Title: Torrens title  
Year built: c1955  
Land size: 791sqm (approx)  
Site dimensions: 47.24m x 16.76m (approx)  
Council: City of Charles Sturt  
Council rates: \$1458.40pa (approx)  
ESL: \$157.35pa (approx)  
SA Water & Sewer supply: TBC (STPC) Subject To Planning Consent

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