

12B Kingston Avenue, Seacombe Gardens, SA 5047



House For Sale

Wednesday, 29 November 2023

12B Kingston Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 217 m2

Type: House



Elisabeth Aaserud

0400256314

Auction (USP)

Built in 2020, this stylish Torrens Title home, will suit a diverse range of buyers including families, investors, or those looking to downsize. Seamlessly combining modern living with convenience, this home is located close to all amenities and is a short walk to Westfield Marion. Step inside to a meticulously presented home with high ceilings, elegant floorboards, and neutral aesthetics throughout. The heart of the home is the open-plan living area which connects to the modern kitchen with a convenient breakfast bar, gas cooking and a dishwasher. The master bedroom is complete with an ensuite and a built-in robe. The additional bedrooms also feature built-in robes, providing ample storage space and the main bathroom includes a bath for relaxation. Step outside to a covered entertaining area, perfect for alfresco dining, surrounded by a private and secure backyard. Additional features include ducted air conditioning throughout and a single secure carport with internal access. The location of this property is truly excellent, catering to a variety of needs. Within walking distance, you'll find the Westfield Marion Shopping Centre, offering retail and dining options. SA Aquatic and Leisure Centre, Brighton Beach, Flinders University, Flinders Medical Centre, Oaklands Railway Station, and the Southern Expressway are all a short drive away including quality education options including Sacred Heart & Westminster College.

What we love:

- Constructed in 2020 with Torrens Title
- Three bedrooms with built-in robes
- Open-plan living area
- Modern kitchen with breakfast bar and dishwasher
- Master bedroom with ensuite
- Covered entertaining area
- Private and secure backyard
- Ducted air conditioning throughout
- Single secure carport with internal access
- Walking distance to Westfield Marion Shopping Centre
- Ideal for families, investors, or downsizing
- Modern living combined with convenience and style

Auction: Saturday, 16th December at 3.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. Disclaimer: 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.