

**17A Seaview Grove, Blair Athol, SA 5084**



**House For Sale**

Wednesday, 12 June 2024

17A Seaview Grove, Blair Athol, SA 5084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bevan Bruse  
0884318181



Theon Bruse  
0419816470

## Awaiting Price Guide

This Homette has been lived in by the current owner for many years and is now retiring to a retirement facility. The home includes an entry into a generous living area. This living area has a view to the front gardens of the home and is adjacent to a very generous size open plan kitchen and dining area. The dining area of the home has direct access out to the undercover outdoor living area. This generous area is ideal to and entertain in as it has a garden view and is a good size area. The home is set up as two good sized bedrooms. The main bathroom facility and a separate WC are all in excellent condition. There is a good sized separate laundry room. The home also includes a lock up garage and is only adjoined at the garage to one other adjoining home and the garage also gives access through to the rear yard of the home for second off street car parking. This Homette is a brilliant opportunity to get into the market in a wonderful location in Blair Athol. A very desirable street. Close to good shopping, good transport and of course, really only minutes to the City Centre. Do not miss out on this one. It is a rare find for definite sale and will sell quickly. Bevan Bruse 0419 809 852

ZONED  
SCHOOLS Prospect North Primary School (Nearby Not Zoned) Roma Mitchell Secondary College

INFORMATION Certificate Of Title: Volume 5803 Folio 414 Council: Port Adelaide Enfield Zoning: GN - General  
Neighbourhood Community Fees: \$250.00 per year (Insurance Only over Common Grounds) Council Rates: \$1048.00  
(approx.) per year SA Water Rates: \$153.70 (approx.) per quarter Emergency Services: \$92.60 Year Built: 2000 Land Size:  
267m<sup>2</sup> 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 advice. RLA 181689