

**19 Kingborn Avenue, Seaton, SA 5023**



**House For Sale**

Wednesday, 28 February 2024

19 Kingborn Avenue, Seaton, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

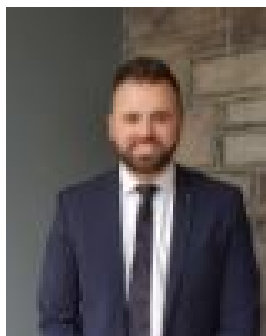
**Parkings: 5**

**Area: 698 m2**

**Type: House**



Rick Schultz  
0468616740



Joel Fisher  
0466119333

## **\$900,000-\$950,000 OFFERS CLOSE 23/3**

\$900,000-\$980,000 OFFERS CLOSE 23/3 - UNLESS SOLD PRIOR! So much to see and love within this one-of-a-kind, two-dwelling allotment. Large families and up-sizers can move in right away and enjoy the spacious living arrangements, while eager investors will be enticed by the potential for rental income from the second dwelling. Experience comfortable living at its finest within the front home, where every detail is thoughtfully crafted for your enjoyment. The open-plan living/dining area seamlessly blends with a versatile built-in study or office space to suit your needs. Discover the epitome of modern kitchen design in the front house, boasting a sleek filtered all-in-one flick mixer for instant convenience. With brand new appliances including a dishwasher, oven, and induction cooktop, meal preparation becomes a breeze. Ample bench and cupboard space provide optimal organisation, ensuring every culinary endeavour is met with ease and efficiency. Continuing through you'll find the laundry conveniently located alongside a separate toilet for added convenience. Three generously sized bedrooms await, each equipped with ceiling fans and built-in robes, ensuring both comfort and practicality throughout. Conveniently, situated at the rear of the property, a spacious second dwelling awaits, offering versatility and comfort. Featuring a lounge room/dining area, fully equipped kitchen and a bedroom complete with a built-in robe, this secondary house provides for various needs. The bathroom is thoughtfully designed with provision for laundry facilities, ensuring practicality and convenience for residents. KEY FEATURES:- Double brick house, newly rewired- High gates and fences for privacy and pets- Tasmanian oak floorboards throughout- 7.5kW Bosch solar inverter- NBN connection- New windows with security mesh on the front house- Ducted R/C air-conditioning - Multiple points of wired internet access to both front and back houses- Deadlocks on external doors of front house- Power and TV aerial connecting to large back shed- Honeycomb blackout blinds with an air gap for heat control- Restored and replaced colorbond rear verandah with skylights- Gas lines to front and back house- Instantaneous hot water system on the front house and an outdoor storage heater on the back house- Roof restoration and gutters replaced in the last 18 months (solar was removed and replaced during restoration) When considering location, Seaton emerges as the prime choice. Nestled strategically within the suburb, it offers proximity to an array of conveniences, including the Findon shopping centre merely 3 minutes away. With seamless access to transportation options and a blend of new and established residences, you can trust in the quality of this neighbourhood. Cafes and takeaways nearby, while West Lakes is just a stone's throw away. Public transportation links seamlessly to both the city centre and the pristine shores of Grange Beach. Additionally, renowned golf courses such as Royal Adelaide and Grange Golf Course are just around the corner. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.