

**19 Montrose Avenue, Seaton, SA 5023**



**Sold House**

Wednesday, 13 September 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Son Le

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**\$823,500**

Introducing a timeless solid brick abode, nestled in the heart of Seaton, capturing and maintaining the essence of classic design with a modern flair. Boasting position and potential. Having been tenderly held by only one previous owner, the foundations of this stunning 715sqm residence are steeped in classic elegance, with a series of meticulous upgrades creating a harmonious blend of sophistication and comfort. Boasting position and potential - perfect for any family looking to settle in or astute investor looking to take advantage of the generous allotment for development potential (Subject to necessary council consent). As you step inside, you're greeted by three spacious bedrooms, each adorned with floorboards, ceiling fans and roller shutters, ensuring privacy and reprieve. A journey down the corridor reveals the main bathroom, a nostalgic nod to the home's rich history with timber gracing half its walls and ceiling. The space thoughtfully includes a bathtub, shower and vanity. For those bustling mornings or bustling households, the separate toilet serves as a touch of convenience. At the rear, the sun room is bathed in natural light - making this the perfect spot to unwind or utilise as a secondary living area. Adjacent you'll find a carpeted study that's both functional and serene with the flexibility to be utilised as a fourth bedroom. Featuring ample storage and a window that bathes the room in the warm hues of the afternoon sun, it's a space tailored for concentration and creativity. The expansive living room, a canvas of comfort, is fitted with electric heater, reverse split cycle A/C, a ceiling fan and roller shutters. Whether you're hosting a movie night or seeking solitude, the bi-fold doors offer the flexibility of merging or dividing it from the neighbouring kitchen. The kitchen, a monochrome dream, gleams under a skylight. Decked with subway tile splash back, black stone bench tops, and modern Westinghouse appliances - culinary endeavours are a delight here. An adjoining dining area paves the way for memorable meals with an admirable built in crockery cabinet, yet another reminder of the homes bygone era. The piece de resistance, undoubtedly, is the luminous sunroom at the home's rear. Enveloped in floor-to-ceiling windows with direct access to the garden, one can easily envision quiet afternoons with a novel in hand, cup of tea in the other, seated on a cosy armchair, as sunlight streams in. Step outside to a backyard designed for both repose and revelry. A generous paved undercover space beckons alfresco dinners, while the lush garden, with its expansive lawn and mature citrus tree, invites moments of leisure. Seaton's allure is palpable. A breezy walk down Grange Road unveils the pristine sands of Grange Beach, with quaint cafes and shops punctuating the route. For the avid golfer, the vicinity boasts an array of renowned golf clubs while top-tier education and shopping are mere minutes away, with Westside Findon and Fulham Gardens Shopping Centres close by. The adjacent Gleneagles Reserve and basketball courts behind the home further augment the area's recreational offerings making it ideal for growing family or first time buyers. In this Seaton sanctuary, luxury meets convenience in an area in Adelaide's West that continues to thrive both aesthetically and in popularity. Discover the perfect backdrop your next chapter, whatever your story - welcome home. Additional features include: • Lush front garden with a large concrete driveway that leads to a double carport with a secure pedestrian gate to access the rear • Garden shed in the rear for additional storage options • Separate laundry, located centrally in the home, with sink, storage cupboards and direct access to the rear • Nearby schools include: Seaton Park Primary School, Seaton High School, Montessori House Fulham Gardens, Our Lady Queen of Peace, Hendon Primary School, St Michaels College, Findon High School, Woodville High School, Nazareth Catholic College Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. 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 list of recent local sales to help you with your market and value research.