

21 Pape Avenue, Seaton, SA 5023

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 29 November 2023

21 Pape Avenue, Seaton, SA 5023

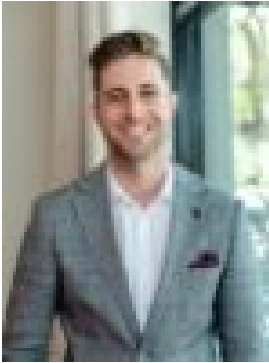
Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 320 m2

Type: House



Callan Eames
0431471470



Matt Brook
0490677015

Auction 16/12 (USP)

Auction Saturday 16th December at 9am (Unless Sold Prior). Positioned within a booming pocket of sought-after Seaton, this immaculately remodelled residence fuses modern living with solid bones and a laidback coastal lifestyle. Safely set behind an automatic gate and lofty timber fencing, the façade brings a freshly painted energy to the spacious front yard and off-street parking of the driveway. Flexibility features throughout the adaptable footprint, beginning with an open plan living and dining zone upon warm Jarrah floorboards, extending through to an overhauled kitchen elevating timeless style alongside quality gas cooktop, Euro dishwasher and ample resurfaced bench space. Wall-to-wall built-in robes line the generous master suite, granting central access to a renovated floor-to-ceiling tiled bathroom that capably services two additional bedrooms boasting robes of their own. A versatile second living zone, study or fourth bedroom is tucked away to the back, granting further versatility for evolving family dynamics or an uninterrupted place to work from home. Choose to use the undercover carport for your vehicle or as an entertaining area, completing the easy-care allotment that promises to consume a minimum of your well-earned downtime - especially when your front yard practically extends to Gleneagles Reserve allowing the kids to pop over to the playground to expend that last spurt of pre-bedtime energy. Quickly becoming a crowd favourite for all stages of life, Seaton grants an easy morning drop off to quality schooling, a 10-minute stress-free commute to your CBD office and an ultra-quick trip to the neighbouring cafés and coastlines of Grange. With nothing left to do but simply move in and enjoy the hard work that has already been taken care of, you've no doubt found your perfect city-to-surf match on Pape. Even more to love:- Secure carport/undercover entertaining- Walk-in pantry- Renovated bathroom, toilet & laundry- Freestanding bath- Freshly painted inside & out- New carpets to bedrooms- Ducted evaporative air conditioning- Gas heater to lounge- Security alarm- Irrigated front garden- Garden shed- 500m to bus stop- Zoned for Findon High- Proximity to Seaton Park Primary, Nazareth College, Star of the Sea & St. Michaels- Shopping amenities on close hand at Woolworths, Coles & Aldi Land Size: 320sqm Frontage: 15.24m Year Built: 1969 Title: Torrens Council: City of Charles Sturt Council Rates: \$1,204 PASA Water: \$163.23 PQES Levy: \$137.65 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.