

**25B Alfred Avenue, Seaton, SA 5023**



**House For Sale**

Thursday, 15 February 2024

25B Alfred Avenue, Seaton, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 327 m2**

**Type: House**



Peter Balales  
0422146082



Jodie Watson  
0412706663

## Auction On-Site Saturday 2nd March 11:45AM

Nestled in the much-loved and sought-after heart of Seaton, 25B Alfred Avenue delivers a charming contemporary haven packed with convenience and primed for lifestyles of all ages. Whether you're a young couple looking for a delightful base in Adelaide's sunny west, or empty-nesters seeking downsized simplicity, let this beauty be the end of your searching. Neat, tidy and wonderfully maintained inside and out, enjoy a familiar 3-bedroom footprint that sees a sweeping bay-windowed master at entry featuring clever ensuite access to the bright main bathroom, while a central courtyard serves well to add loads of natural light to the home. Ready for relaxed living as much as easy entertaining, the free-flowing open-plan living headlined by a spacious kitchen lets you scan or socialise across this airy space, while whipping-up delicious dinners and lovely lunches for friends or family alike. With gallery windows and central slider opening to a sunbathed backyard of low maintenance paving framed in easy-care greenery, and a shaded gazebo inviting complete alfresco comfort. Together with ducted AC throughout powered by bill-busting solar panels, there's a superb modern contemporary canvas here that also offers plenty of understated potential to update and add your personal touch or designer upgrade when you're ready. Well-positioned to a raft of local amenities ranging from popular cafés, playgrounds and reserve all at arm's reach, both Hendon Primary and Seaton High a stone's throw, around the corner from Westfield West Lakes, as well as the soft sands of Grange Beach - don't sleep on the chance to seize the perfect blend of family-friendly suburbia with cosmopolitan convenience and beachside bliss.

**FEATURES WE LOVE**

- Beautifully maintained modern contemporary charmer featuring 3 bright and airy bedrooms, including a supremely spacious master with bay windows, WIR and ensuite access to the main bathroom
- Family-friendly convenience with separate shower and bath, as well as separate WC and powder area
- Lovely and light-filled open-plan entertaining as the kitchen, dining and lounge combine for one beautiful social hub
- Spacious foodie's zone featuring great bench top space, abundant contemporary cabinetry and cupboards, dual sinks and in-wall oven
- Practical laundry with handy second WC, ducted AC throughout for year-round comfort and full solar system
- Sun-bathed backyard with low maintenance gardens and central shaded gazebo inviting easy alfresco entertaining
- Handy garden shed and secure carport with auto roller door

**LOCATION**

- Walking distance to local playgrounds and reserves, as well as Seaton High and a stone's throw to Hendon Primary
- Around the corner from popular cafés and eateries, as well as Seaton Park Train Station for traffic-free city-bound commutes
- A quick 6-minutes to Westfield West Lakes for all your shopping and weekend entertainment, and just 3km to the picturesque Grange Beach

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**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.

**Property Details:** Council | CHARLES STURT Zone | General Neighbourhood (Z2102) - GN Land | TBCsqm (Approx.) House | 171sqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa