

3 Dawkins Avenue, Seaton, SA 5023



Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 1

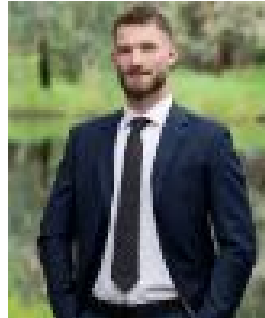
Parkings: 3

Area: 697 m2

Type: House



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Jordan Prole
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\$855,000

Auction Location: On Site (USP) TO FINALISE A DECEASED ESTATE This wonderful original family home built in 1960's and has been in the family for over 50 years. Sited on a block of some 697m² with a whopping 20.4 mtr frontage. A great chance to move in and create your ideal living space and renovate over time, add an extension to your liking, knock down and rebuild your dream home. With the current rental crisis may be an opportunity to make a savvy investment in popular Seaton with a long term rental then capitalise on the development opportunities (subject to necessary consents), this property ticks all the boxes. This delightful home features three sun-filled bedrooms, providing ample space for family members as well as the convenience of having the Original terrazzo bathroom and toilet in close proximity. The updated kitchen/meals area offers a wonderful area for the family meals adjacent to the separate living room. Step outside to the expansive 55 square metre verandah, a perfect extension of the living space. This spacious under cover outdoor area creates the perfect outdoor entertaining space for gatherings, barbecues, and quality time with loved ones. The highlight of this property is the generously sized north facing rear yard, a rare gem that beckons creativity and outdoor enjoyment. Discover endless possibilities for creating a beautiful garden, hosting gatherings, or embracing the serenity of your private retreat. Conveniently the garage is connected to the long carport to store vehicles, backing the larger shed is another medium sized shed that is ideal for storage or a possible man cave conversion. **FEATURES INCLUDE:-** Frontage of 20.42mtrs- Security roller shutters throughout- Valuable north facing rear yard- Extended carport & verandah- Two Split system air-conditioners- Three sun-filled bedrooms- Spacious kitchen/meals area- Spacious living room- Ceiling fans to the bedrooms & kitchen- Solid Timber Floors. Located in popular suburb of Seaton where residents will enjoy the perfect blend of convenient surroundings and easy access to essential amenities such as local cafes, Westside Findon Shopping Centre, Seaton Park Primary School, Findon High School, Nazareth Catholic College, The Royal Adelaide Golf Club, Adelaide 36ers Arena, Links Hotel and walking distance to Seaton Park train station. Convenience is key with a 15min drive to the city and a quick drive to some of Adelaide's pristine beaches. This is your chance to secure a slice of Seaton's bright future! Auction Saturday 26th August at 12:00pm (USP) For more information, contact: Ralph Pacillo 0433 117 801 Jordan Prole 0434 828 333. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance. **Disclaimer:** Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339