

**32 Golfers Avenue, Seaton, SA, 5023**

**Sold House**

Monday, 26 June 2023



32 Golfers Avenue, Seaton, SA, 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Endless Possibility

Originally built in 1950 and situated on a generous 653sqm allotment (approx.) this solid and much loved home is ready for its next 70+ years.

Having gone through some updates to the kitchen and bathroom and a rear extension in its early life the home has been well looked after and offers plenty of space and somewhat of a blank canvas for further renovation, extensions or development (STCC).

Features of the home include:

- Three great sized bedrooms, two with built in robes
- Polished hardwood flooring to the bedrooms, and front hallways
- Period features including beautiful fireplace (not currently operational) and ceiling roses to name a few
- Updated bathroom
- Large timber kitchen with upright cooker, double sink and dishwasher
- Light filled lounge overlooking the rear gardens with glass sliding doors
- Great sized laundry with second toilet
- Outdoor entertaining area, fully concreted
- Two car garage plus single car carport
- Large lawn area perfect for kids and pets

Superbly located a few minutes' walk from The Royal Adelaide Golf Club, Seaton High School, Public Transport, 5 minute drive to Westfield West Lakes and all within 25 minutes to the City.

Contact Nathan Gherghetta on 0498 881 119 for further information or to arrange your inspection.

Year Built / 1950 (approx)

Zoning / GN - General Neighbourhood

Local Council / City of Charles Sturt

Council Rates / \$1,215.75 pa

Water Rates / \$184.34 pq

ES Levy / \$141.15 pa

Rental Appraisal / \$500 - \$520pw

Title / Torrens Title

RLA134