

35 Selkirk Avenue, Seaton, SA 5023



House For Sale

Thursday, 1 February 2024

35 Selkirk Avenue, Seaton, SA 5023

Bedrooms: 3

Bathrooms: 2

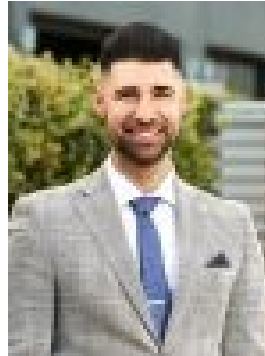
Parkings: 2

Area: 391 m2

Type: House



Jodie Watson
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Peter Balales
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Auction On-Site Saturday 17th February 3:00PM

Flourishing with beautiful modern contemporary interior design and layout, combined with prime western positioning an easy reach to the soft sands of Grange and Henley Beach for an impeccable summer lifestyle, 35 Selkirk Avenue delivers a dream entry into sought-after Seaton. Whether you're a professional couple with kids on the horizon or a growing family eager to upgrade into sparkling understated sophistication, discover the perfect blend of size, space and low maintenance living. With a lovely formal lounge at entry giving way to a huge spacious open-plan entertaining zone headlined by a gleaming chef's kitchen letting you scan, serve and socialise as you whip-up delicious dinners for friends and family - this bright, open and airy hub of the home brings an ease to your everyday. Making full use of its coveted corner block, and emphasising the 213m² of internal living, enjoy a huge master bedroom set to striking plantation shutters, bedside pendants, and featuring a generous walk-in wardrobe and private ensuite. With 2 additional double bedrooms, both with built-in robes and plantation shuttered windows of their own, together with a light-filled main bathroom of crisp white tiling, family-friendly laundry with storage, and cosy ducted AC throughout, there's excellent practicality and creature comforts woven well into this delightful home. For the avid entertainers, you'll also find a superb outdoor alfresco gliding beneath a striking pitched pergola, inviting picture-perfect morning coffee routines, sunny lunches right through to balmy twilight evenings with friends. No-mow lawns keep things green without the painstaking upkeep, and an oversized double garage leaves room for handy storage plus your two cars. Wonderfully central positioning to all things best in the west, relish traffic-free morning commutes to school with both Seaton Park Primary and Findon High walking distance from your front door, fantastic shopping options with Findon and Fulham Gardens shopping centres both moments, as well as a quick 8-minutes to the bustling Westfield West Lakes for brand name and department store needs are what you're after, while Adelaide's much-loved coastline will have you tiptoeing to the beach and back in just 6-minutes!

FEATURES WE LOVE

- Beautiful open-plan entertaining potential as the spacious living, dining and sweeping stone-topped kitchen combine for one elegant social hub
- Culinary-inspiring chef's zone flush with great bench top space, abundant cabinetry, and gleaming stainless appliances, while providing all the room for helping hands
- Lovely and light-filled second lounge room at entry adding more excellent space to unwind and relax or entertain
- Hugely spacious master bedroom featuring plantation shutters, bedside pendants, WIR and private ensuite
- 2 additional generously-sized bedrooms, both with BIRs and more plantation shutters
- Bright and light main bathroom featuring separate shower and relaxing bath
- Family-friendly laundry with storage, ducted reverse cycle AC, ambient LED downlights throughout, as well as in-built TV unit
- Fantastic outdoor alfresco featuring all-weather gabled pergola and polished aggregate concrete floors
- Security alarm system and security cameras
- No-mow lawn to the sunny yard, and large double garage with more storage space

LOCATION

- A short walk to Gleneagles Reserve, Seaton Park Primary, as well as Findon High
- Close to the Royal Adelaide and Grange Golf Club for weekend enthusiasts
- Moments to Fulham Gardens and Findon Shopping Centre, as well as Westfield West Lakes for more great shopping and entertainment options
- Only 6-minutes to the pristine sands of Grange and Henley Beach for a wonderful summer lifestyle

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 | GN - General Neighbourhood \\ Land | 391sqm(Approx.) House | 240sqm(Approx.) Built | 2009 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa