

35 Troon Avenue, Seaton, SA 5023



House For Sale

Thursday, 13 June 2024

35 Troon Avenue, Seaton, SA 5023

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 745 m2

Type: House



Peter Kiritsis
0411501520



Jordan Ekers
0477037710

Auction On Site Saturday 29th June @ 2pm

Upcoming Inspections // Saturday 15th June 3:00pm - 3:30pm // Monday 17th June 5:30pm - 6:00pm*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections*Potential doesn't just rain in Seaton; on a 745m²* allotment (approx) abutting acclaimed beachside Grange, it pours. Left immaculately behind in the 1980's, today this 3-bed conventional is an exhibit of past tense style with everything you'll want in a ready to reform retro catch on a rich and rewarding block. Love it now, lovingly transform it later - with or without the polished timber floors, tall louvred storage, ornate cornicing, and double side gate access to a rear workshop/garage with a cellar and electric stove. From the home's entry foyer, take your pick of two comfortable living zones meeting in the middle for a galley-style Tasmanian Oak kitchen with ample walk-in pantry, plus a rear wing of three light and generous bedrooms; together, the pristine family package presents one incredible opportunity to own, rebuild or reinvigorate. The deep-set backyard, brimming with citrus, olives, pomegranates and supermarket array of apples - and every associated structure they stand beside - promises a blank canvas to extend into (STPC) from a home that can't wait for your modern spin... Schools of note include St. Michael's College, Nazareth Catholic College, Our Lady Queen of Peace, Woodville and Findon High Schools; you'll roll out content from La Vita's Ristorante, stock up at Findon Coles, or let the kids run riot on the open green space and playground of Gleneagles Reserve. Just 3kms to the Grange Jetty Café, sunsets are in and so is ever-evolving Seaton. Now it's time for Troon's transformation. So many options to explore: A deep-set 745m²* allotment (approx) Potential to re-develop the site (STPC) Secure carport with roller door Polished timber floors & ornate cornices Multiple living & family zones Lounge/dining with gas heater Tasmanian Oak kitchen with gas cooktop, Puratap & large WI Original bathroom + separate WC Garage with electric stove & 3m x 1.5m cellar Bore, auto irrigation to lawn area, front & rear Rainwater tank with pump Ducted R/C A/C Jumbo Kalamata, fig, apricot, plum, pomegranate, mulberry, persimmon, peach, nectarine, prune & mandarin + Granny Smith, Pink Lady, Golden Delicious apple trees Zoned to Findon High School | *Measurements approx.