

**41 Squires Avenue, Seaton, SA 5023**



**House For Sale**

Wednesday, 27 March 2024

**41 Squires Avenue, Seaton, SA 5023**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 345 m2**

**Type: House**



**Buri Son**  
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**Henry Sia**  
0452005000

**\$779,000 - \$799,000**

TO SUBMIT AN OFFER PLEASE COPY & PASTE THE LINK TO YOUR WEB BROWSER : <https://shorturl.at/jkxE6>Buri Son & Henry Sia from eXp Realty is proud to present 41 Squires Avenue, Seaton – an impeccably maintained home set in a picturesque, quiet neighbourhood, epitomizing the blend of peaceful living and modern convenience. This home is a sanctuary in an area known for its friendly community and safe streets, where children can play freely and evenings are lit by the gentle glow of streetlights. Embrace the lifestyle this vibrant suburb offers, with its close proximity to top-tier schools, shopping centres, and excellent transport links, including easy access to main city routes, ensuring connectivity throughout Adelaide. The property features a thoughtful layout with 4 - spacious bedrooms, 2 bathrooms, and distinct living areas, catering to various family dynamics, professionals, or investors seeking a solid return. High-quality flooring, climate control for all-season comfort, and a functional 211m<sup>2</sup> floorplan create a welcoming interior space. Property Features: - Build Year : 2009- Build Size : 211- Land Size: 345m<sup>2</sup>- Ducted Reverse Cycle Air-Conditioning- Gas Cooking Appliance- Rental Appraisal Available On Request- Secure, tenanted property until 12/09/2024 with tenants eager for long-term stay- Competitive rental aligned with market value- Close proximity to picturesque beaches and lush golf courses- Easy access to Harbour Town, Adelaide Airport, and local schools- Ideal for families or investors seeking a balance of tranquillity and urban accessibility. The heart of the home is the well-equipped kitchen, boasting top-of-the-line appliances, ample storage, and an inviting dining area, perfect for family meals or entertaining guests. Outdoors, the 345sqm block offers a private, family-friendly haven with manicured gardens, a BBQ area under a stylish pergola, and ample space for outdoor activities. Added conveniences include a double driveway, garage with direct home access, and plentiful parking, blending practicality with style. 41 Squires Avenue, Seaton is more than a home; it's a lifestyle choice combining elegance, comfort, and unparalleled suburban living. Visit us to experience this beautiful home first-hand and start your dream life in Seaton. Contact us to arrange a viewing and secure your future in this exquisite property. \*\* This property is currently tenanted until 12/09/2024 with tenants eager for long-term stay \*\* RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.