

**42 Kingston Avenue, Seacombe Gardens, SA 5047**



**House For Sale**

Thursday, 25 April 2024

42 Kingston Avenue, Seacombe Gardens, SA 5047

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark Patterson  
0418898318

**\$589,000 - \$639,000**

Offering an enviable low-maintenance lifestyle, this 2 bedroom courtyard home is located just minutes to all local amenities. The hub of the home is located at the rear and offers a fantastic space for entertaining with the modern kitchen offering an eat-in meals area whilst overlooking the open plan living area. The kitchen offers ample storage, dishwasher and gas cooktop. Sliding doors connect the internal and external living spaces with an undercover entertaining area overlooking the low-maintenance rear yard. Accommodation is well catered for with 2 double bedrooms – both with built-in robes. Both bedrooms are serviced by the large main bathroom with separate shower and bath. There is an additional toilet / guest powder room. Notable features include: – 2 bedrooms, both with built-in robes – Open plan kitchen / living / dining space – Home office / sitting room located at the front of the home – Single auto-door garage with internal access – European style laundry in garage – Ducted reverse cycle air-conditioning throughout – Zoned for Seaview High School – Currently tenanted until Jan 2025 Perfectly located just minutes to all desirable facilities including Westfield Marion & Oaklands Train station with easy access to the Adelaide CBD. Property Specifics: Year Built / 2015 Council / City of Marion Land Size / 235 sqm (approx.) Council Rates / \$1,283.59 per year SA Water Rates / \$153.70 per quarter ESL / \$121.30 per year CT / Volume 6165 Folio 801 Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. RLA 239101