

# 42A Alma Terrace, Seaton, SA 5023



## Sold House

Monday, 4 September 2023

42A Alma Terrace, Seaton, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Jack Rowe  
0435457380



David Ferrari  
0431073140

**\$800,000**

Perfectly positioned, between the city and the sea, this original bungalow home presents as an ideal opportunity for those looking to develop, invest or reside. Ideally suited to those looking for low maintenance living, this unique property has been divided into 2 separate residencies with 2 separate tenancies. This rare, dual income property boasts fabulous rental potential. Across a highly functional floorplan comprising of separate dwellings, there is plenty to love about this amazing opportunity. Originally built in 1934, and maintained to a great standard, this home balances elements of character and charm with more contemporary stylistic features – offering all the right elements for the discerning buyer. This is an impressive opportunity for anyone looking to develop, invest or purchase their first home in one Australia's most renowned locations.

Residence 1 Key Features: - Elegant hallway entrance- 3 generous size bedrooms with cabinetry and robes + study- Large formal lounge opening out to covered entertainment area- Central modern kitchen- Updated bathroom- Rear laundry- Freshly polished floorboard- Large rear outdoor entertainment area- Spacious Rear Yard- Front private carport & on-street parking

Residence 2 Key Features:- 1 large bedroom with built-in robes- Spacious lounge with period fireplace- Roomy well equipped kitchen- Rear laundry- Polished timber floorboards- Reverse cycle split air-conditioning- Private covered entertainment area- Large rear backyard- Front private carport

Rental: \$830 PWYear  
Built / 1934 Land Size / 754 M2 Council / City of Charles Sturt

Conveniently located with easy access to public transport both bus and train, shopping, close to cafes, restaurants and only minutes to local beaches. 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.