

63 Dumfries Avenue, Seaton, SA 5023



Sold House

Wednesday, 22 November 2023

63 Dumfries Avenue, Seaton, SA 5023

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 738 m2

Type: House



Anthony Fahey



Samuel Parsons
0431934575

\$800,000

Situated on a generous 738sqm allotment with no easements or encumbrances and a North facing rear yard. Ideally positioned on Dumfries Avenue, just off Kingborn Avenue and surrounded by other quality established and new construction properties. Zoned 'general neighbour' in the city of Charles Sturt Council. The home itself has had just one owner since it was originally built in 1957. Solid in construction, the home features three bedrooms, a central kitchen / dining area and a large separate lounge room. Whether to update and renovate the existing dwelling for investment, or redevelopment, don't wait another 66 years to secure this outstanding property. Features of the home include:-
- Double undercover carport.
- Multiple sheds in the rear yard.
- Front formal lounge room.
- Dedicated dining area off the kitchen.
- Kitchen includes a free standing oven with plenty of cupboard space.
- Main bedroom located at the front of the home.
- Bedrooms 2 and 3 are both a great size and can accommodate double beds.
- Bathroom has both a bath and shower with a separate toilet.
- Additional sun room / office located at the rear of the home.
- Practical laundry room with plenty of storage.
- Open paved outdoor patio.
- Shaded garden area.
- Expansive rear yard with mature plants. All this and more in the ever popular and family friendly suburb of Seaton. Located within easy access to some of Adelaide's best beaches, Westfield West Lakes shopping centre, public transport (both bus and train), numerous parks and local eateries. Auction on Site 10am Sunday 10th of December. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 and financial advice. RLA183205