

**6A Ailsa Avenue, Seaton, SA 5023**



**House For Sale**

Monday, 15 April 2024

6A Ailsa Avenue, Seaton, SA 5023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 232 m2**

**Type: House**



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## Auction On-Site USP

Built in 2016 by Grange Homes, this fully equipped, low maintenance, double storey townhouse beckons with modern features, luxury finishes and the ultimate home for first-home buyers, small or large families, couples or investors! Step into the first level of this meticulously designed home, where sleek, matte tiles adorn the entire space. The master bedroom awaits, complete with an ensuite and built-in robe for your convenience. Additionally, indulge in the luxury of a second separate guest bathroom, featuring a toilet and vanity, ensuring comfort and ease for both residents and visitors. Explore the seamless flow of this thoughtfully laid-out residence, where every corner beckons relaxation and entertainment. Whether you opt to bask in the paved alfresco area, which opens onto a low-maintenance yard, or prefer the warmth of the open plan living space indoors, the choice is yours. Natural light floods the interior, complemented by downlights, creating an inviting ambiance ideal for both unwinding and hosting social gatherings. Upstairs, discover an additional living space or gaming area, a perfect versatile space for kids to enjoy a movie or play with friends. The kitchen stands as the heart of this home, marrying functionality with style. Adorned with sleek stone surfaces, it offers ample room for meal preparation, while modern appliances elevate your culinary experience to new heights. Ascending to the upper level, plush carpeting welcomes you, leading to two bedrooms, each boasting private balconies—one with a walk-in robe and the other with a built-in robe. The modern bathroom awaits, with its spacious layout, floor-to-ceiling tiles and luxurious amenities, completing the picture of refined comfort and sophistication.

**MORE FEATURES:-** Two storey townhouse- Double garage- Across from Gleneagles Reserve- Low maintenance front and back garden- Tiled downstairs- Upstairs is carpeted + the bedrooms- Bedrooms 2 and 3 located upstairs with balconies overlooking the driveway and reserve- Master bedroom located downstairs with inbuilt storage and an ensuite- Large laundry with plenty of storage- Standalone washroom and toilet downstairs- Open-plan living, dining and kitchen areas opening out to the alfresco- L-shaped kitchen with stone benchtops and backsplash, double stainless steel sink, versatile breakfast bar/island bench, dishwasher and a SMEG 5-burner gas cooktop- The equipped kitchen also features magnetic latch, soft touch cabinets and drawers- Downlights throughout on both levels- The alfresco features privacy blinds facing the backyard- Spacious upstairs media room/lounge room- Modern bathroom upstairs is tiled with a standalone tub, shower, toilet and floating vanity- Ducted reverse cycle air-conditioning throughout the entire house- 6.6kW solar

This property boasts a prime location, placing you within easy reach of a plethora of amenities. Just a stroll away, you'll find Gleneagles and Matheson Reserve, La Vita Cafe, Seaton Swim Centre, The Royal Adelaide Golf Club and the Links Hotel. Additionally, a quick drive will take you to West Lakes Shopping Centre, where you can explore supermarkets, retail outlets, dining options and a variety of lifestyle facilities. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

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