

**8 Winser Avenue, Seaton, SA 5023**



**House For Sale**

Thursday, 13 June 2024

8 Winser Avenue, Seaton, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

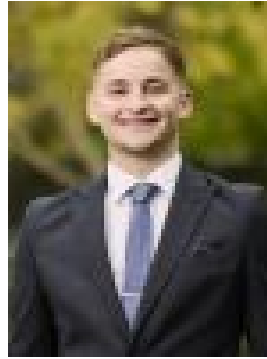
**Parkings: 2**

**Area: 453 m2**

**Type: House**



Peter Balales  
0422146082



Savvas Eftimiou  
0414263428

## Auction On-Site Saturday 29th June 11:00AM

This beautifully designed home welcomes you with a tidy street frontage and a charming arched entry to the porch, setting the tone for what lies beyond. Step inside to a serene, light-filled interior featuring polished timber floors and a spacious layout that exudes comfort and modern elegance. The entire home enjoys ducted air conditioning, ensuring a pleasant climate year-round, while modern downlighting adds a contemporary touch. The well-appointed bedrooms are a retreat of their own, with mirrored built-in robes providing ample storage space. The master suite stands out with its generous walk-in robe and private ensuite, creating a personal sanctuary for the homeowners. The large family bathroom is cleverly designed, separating the powder room and toilet from the main bathroom area, which includes a vanity with ample storage and a luxurious tub perfect for a relaxing soak. The heart of the home is the open-plan living and dining area, seamlessly connected to the modern kitchen. The kitchen boasts a long breakfast bar, making it a central gathering spot, and is equipped with stainless steel appliances, including a dishwasher, for easy meal prep and clean-up. Outdoor living is equally impressive with a large enclosed entertainment patio. This light-filled all-weather space can be opened up to the backyard, providing a perfect setting for gatherings in any season. The fully fenced backyard offers plenty of room for children and pets to play and includes a garden shed for additional storage. Practicality meets convenience with a single-car garage that offers off-street parking on the driveway and a rear roller door for easy access to the patio and backyard. The internal laundry room, complete with a linen cupboard, adds to the home's functionality. The low-maintenance front yard ensures you spend more time enjoying your home and less time on upkeep.

**Features:**

- Polished timber floors
- Ducted air conditioning
- Mirrored built-in robes in bedrooms
- Master suite with walk-in robe and ensuite
- Large family bathroom with tub
- Open-plan living and dining
- Modern kitchen with breakfast bar and stainless steel appliances
- Enclosed entertainment patio
- Fully fenced backyard
- Garden shed included
- Single-car garage with rear roller door access
- Internal laundry with linen cupboard
- Central Seaton location near Findon Shopping Centre
- Easy access to transportation

Located in the heart of Seaton, this home guarantees a lifestyle of convenience. Enjoy quality time with friends and family at nearby local golf courses like The Royal Adelaide Golf Club. The home is surrounded by a variety of amenities, from shops to eateries, ensuring all your needs are met. For your shopping desires, Findon Shopping Centre is just five minutes away, offering extensive retail therapy options. With easy access to transportation, everything you need is right at your fingertips. This delightful three-bedroom, two-bathroom home in Seaton is perfect for families and anyone looking to enjoy a blend of modern living and local convenience. Don't miss out on this exceptional opportunity.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CHARLES STURT Zone | GN - General Neighbourhood Land | 453sqm (Approx.) House | 238sqm (Approx.) Built | 2006 Council Rates | \$1,445.90pa Water | \$TBC pqESL | \$345.50pa