

**1/6 First Avenue, Seaton, SA, 5023**



**Apartment For Sale**

Friday, 16 August 2024

1/6 First Avenue, Seaton, SA, 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kirsty Davies  
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## Location, Lifestyle - this one has it all!

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

This is a great opportunity to secure a neat and tidy front unit in a small group of four. Perfectly positioned so close to the city, beach and West Lakes.

As you enter you are immediately impressed by the feeling of space and natural light. The front sitting room is large and has garden views plus a split system air-conditioner. This leads into the separate well appointed kitchen with ceiling fan and an abundance of cupboards. The master bedroom and second bedroom are both large and have ceiling fans.

The bathroom has a separate bath and shower. The laundry offers direct access to the rear garden with auto-door carport and garden shed.

Perfectly positioned in a great location! Don't miss this rare opportunity.

Auction | Thursday 29th August at 11.30am (Unless sold prior)

Council Rates | \$TBA pa

SA Water | \$165.55 pq

ESL | \$99.20 pa

Year Built | 1974

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.