

# 4/186 Trimmer Parade, Seaton, SA 5023

## House For Sale

Saturday, 29 June 2024

4/186 Trimmer Parade, Seaton, SA 5023

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Nick Tuck  
0408932775



Kelly Thomas  
0473140811

## Contact Agent

A warm and charming ambience and a fabulous location put this spacious three bedroom townhouse top of the list for first home buyers, downsizers, families and investors. Positioned at the rear of a small group, the timber kitchen unites a comfy bay-windowed lounge with a family meals area and a sunny second living space. The paved pergola presents private and peaceful outdoor living within gorgeous gardens, and the ground floor bathroom adjacent to the laundry is a rarely-found bonus. Upstairs are three beautiful bedrooms each boasting built-in robes. The master is primed for romance, showcasing a cute bay window and balcony access along with multiple built-ins and ensuite provisions via the two-way main bathroom. Perched opposite the Royal Adelaide Golf Course with the Grange Golf Course nearby, this brilliant destination also boasts local reserves and the beach within easy reach... truly a dream location for every buyer. Highlights include:

- Four c.1995 townhouses in a self-managed Strata Title group
- Set back from road in a quiet position
- Single garage with internal home access and auto roller door
- Full bathroom upstairs, ground floor shower and toilet
- Central kitchen with gas cooking and pantry storage
- Gorgeous undercover outdoor living area and flourishing garden
- Sunny family living/meals area
- Lovely bay-windowed lounge with a gas fireplace
- Three carpeted bedrooms with built-in robes
- Balcony access from two bedrooms
- Laundry with built-in storage
- Just 2kms to the beach and 10kms to the city (approx.)
- Close to Seaton High School and Seaton Park Primary School
- Steps to bus stops, short drive to Seaton Park railway station
- Shopping at Westfield West Lakes Council rates / approx \$310.55 p.q SA water / approx \$73.30 p.q ES levy / approx \$52.45 p.a Strata Fees / approx \$310.00 p.q

LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.