







62 Seagull Avenue, Chiton

3 2 2

Optional Furnished Coastal Home with Breath Taking Views

Please Call for Open Times 0419 849 037 Frank or 0401 788 408 Brandy

Optional Furnished Coastal Home with Breath Taking Views

Nestled in the tranquil suburb, this delightful three-bedroom home at 62 Seagull Avenue offers the ideal blend of comfortable living with stunning surroundings. Occupying a generous land plot, the residence features a large fenced block, perfect for families to bask in the pleasures of outdoor activities throughout the seasons. The dwelling's two-story design presents a clever layout, situating the living spaces above for optimized views, while the privacy of the bedrooms is maintained below.

The interior of the house exudes warmth and brightness, owing to the abundant natural light streaming through large windows, highlighting the thoughtful renovations which have refreshed the space. A modernized kitchen takes center stage with its ample storage solutions and electric cooking facilities that cater to culinary enthusiasts. Designed with an open plan, the living areas flow seamlessly, creating an inviting atmosphere for both relaxation and

FOR RENT
Please Call

AGENTS

Brandy Henkes
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AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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Interested parties must rely solely on their own enquiries.

entertainment. An additional perk for potential occupants is the option for the property to come furnished, providing an effortless transition into their new abode.

Key features of this lovely home include:

- Three well-appointed bedrooms offering comfortable living quarters
- Two bathrooms complementing the home's practical layout
- Open plan living space that unifies the renovated kitchen, dining, and lounge areas
- Large windows that invite an abundance of natural light and offer breathtaking views
- A double shed that has been converted into a rumpus room, adding flexible space for leisure activities
- Pet-friendly premises, accommodating the needs of animal lovers
- Split system air conditioning ensuring year-round climate control
- An exterior balcony that provides an elevated perspective of the area
- Enhanced by idyllic views, including water views, contributing to a serene living experience
- Strategically located in a desirable location known for its peaceful and scenic environment

- Property NOT to be used as an Airbnb

Paying homage to its appealing aesthetics, the house is well maintained, and upgrades in materials reflect the care invested in creating a quality home environment. The winning combination of form, function, and setting makes this property a compelling choice for those seeking a sanctuary for their family's enjoyment. With its comprehensive features and enviable location, 62 Seagull Avenue represents an inviting opportunity for a fulfilling residence.

For more information please contact Frank Azzollini on 0419 849 037 or Brandy Henkes on 0401 788 408 or (08) 8347 3666.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

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MORE DETAILS

Property ID	4YYQFE8
Property Type	House
Including	Air Conditioning Balcony Deck

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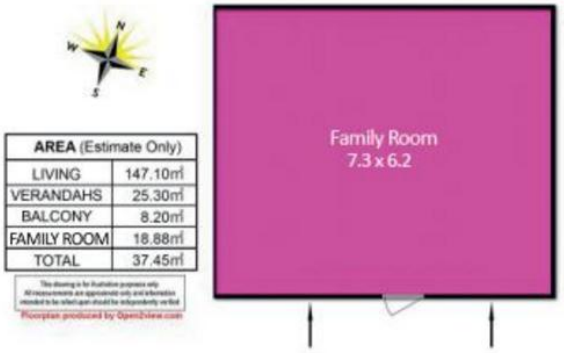






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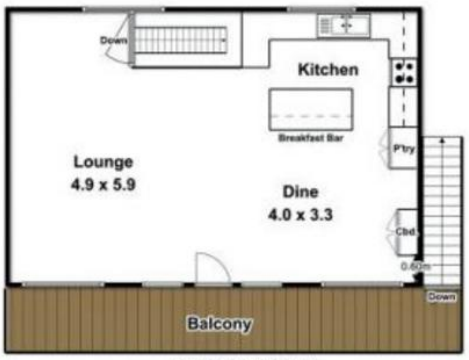
62 Seagull Avenue
CHITON



AREA (Estimate Only)	
LIVING	147.10㎡
VERANDAHS	25.30㎡
BALCONY	8.20㎡
FAMILY ROOM	18.88㎡
TOTAL	37.45㎡



LOWER LEVEL



UPPER LEVEL

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