



## Seaford, 15/1 Island Way

### Grand Living Without The Grand Price Tag!

Whether you're looking to live, invest or retire this magnificent property is conveniently located just off Grand Boulevard and within easy walking distance to a whole host of amenities including the Seaford Shopping Centre, Swimming Centre, Beach Hotel, Community/Rec Centre's, reserves, train station, Primary and Secondary schools and just over 1km to the beach.

Enjoying peace and privacy in this beautifully maintained estate this single storey villa offers generous living accommodation without all the maintenance, situated on 262sqm Community Titled allotment. The main bedroom features a built in robe and bedrooms two and three would suit double beds. The bathroom offers a full size bath and there is a separate toilet and laundry. The kitchen has ample cupboard and bench space along with electric cooktop and oven. The open plan living area is tiled for easy maintenance and enjoys a sunny Northern aspect. The rear courtyard is fully paved and very private with room to entertain family and friends. A lock up garage provides good car accommodation

3 1 1

**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/PV2GW0](http://ljhooker.com.au/PV2GW0)

**Contact**  
**Jarad Henry**  
0418 842 701  
[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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or further storage.

This is an affordable opportunity to secure your 1st home or retire in style. For the investors out there the proximity to the beach, transport and amenities will underpin this as a wise investment for the future. It won't last long so make sure you inspect today!

#### Property Details:

Council: City of Onkaparinga

Council Rates : \$1524pa

House Size: 131sqm

Land Size: 262sqm

Year Built: 2001

SA Water: \$648pa

Community Fees: \$612pa

To submit an offer on this property visit this link: <https://prop.ps/5LWEJsW4DGTS>

For further information please contact Jarad Henry.

Visit [glenelgbrighton.ljhooker.com.au](https://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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.

RLA 182909

## More About this Property

Property ID	PV2GW0
Property Type	House

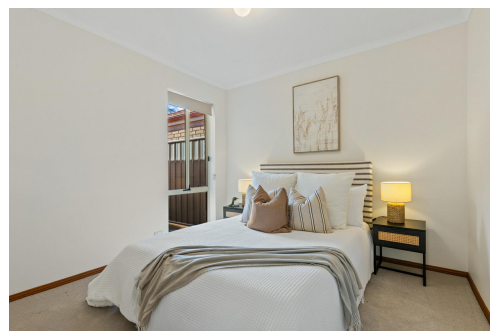
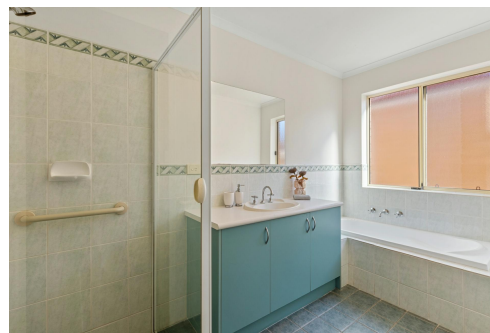
#### Jarad Henry 0418 842 701

Principal & Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

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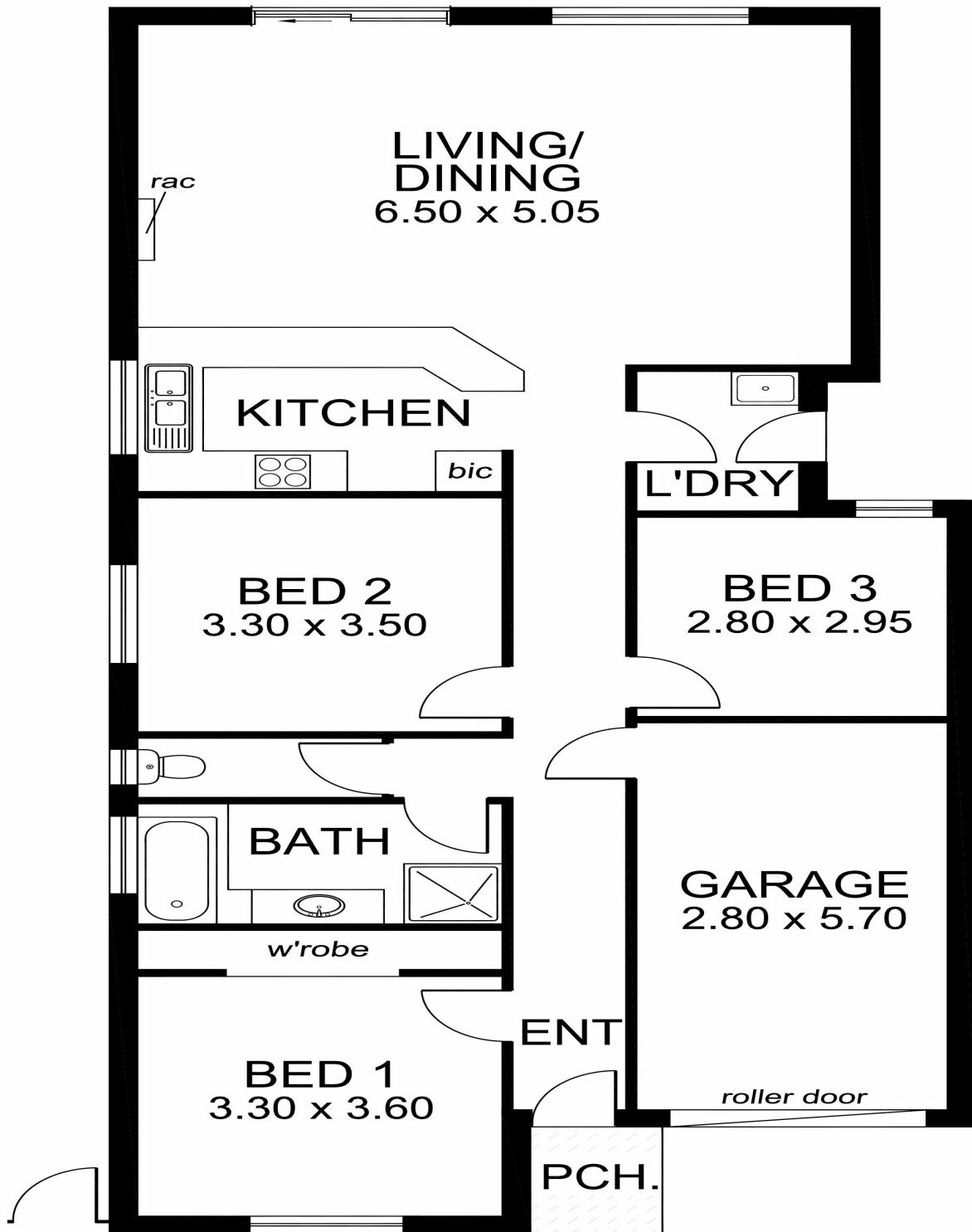
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TOTAL AREA: (Estimate only)	130.90m <sup>2</sup> /14.07sqs (incl. porch & garage)
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This drawing is for illustration purposes only.  
All measurements are approximate only and information  
intended to be relied upon should be independently verified.