



Seaton, 1 Minns Street West

Grand Scale, Family Sized & An Entertainer's Delight
On A Full-Sized Block

Stylish and immaculate, this modern abode is a single level family haven that epitomises sophistication and comfort. Boasting a full-sized block and meticulously maintained throughout, this classic sets the stage for a luxurious lifestyle.

Step inside to space and style; lofty 3-metre ceilings for an airy ambience and gleaming easy-care floors throughout. With a total of five bedrooms including a self-contained accommodation, this residence offers versatility and ample space for the whole family.

What We Love:



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.

5 3 7

For Sale

Contact Agent

View

ljhooker.com.au/4XHSFE8

Contact

Frank Azzollini

0419 849 037

franka@ljhookerwestlakes.com.au

Rosemary Auricchio

0418 656 386

rosemarya@ljhookerwestlakes.com.au

**LJ Hooker West Lakes | Henley
Beach**

(08) 8347 3666

- Separate private lounge & separate study room
- Spacious open plan family, dining and kitchen area
- Modern kitchen with 900mm gas cooktop, 900mm wall oven, dishwasher, granite benchtops and walk-in pantry
- Master bedroom with space for a retreat, walk-in robe and a private ensuite with floor-to-ceiling tiling and double vanity
- Three spacious bedrooms, all with built-in robes
- Main bathroom with double vanity and separate bath, shower and toilet plus additional separate w/c
- Expansive entertainment area under pergola
- Detached self-contained spacious flat with its own bathroom
- Easy care rear yard with two sheds
- Spacious studio/gym room or additional garage space
- Double car garage with auto roller door and drive through access to undercover carport
- Second driveway with additional off-street parking
- Electric front gate
- Ducted reverse cycle air conditioning
- 5kw solar panels

Discover the allure of residing in a dynamic community, where the comforts of a western suburb lifestyle await you. Nestled amidst bustling local shops, just steps away from the renowned Commune One cafe, and embraced by lush park reserves and playgrounds, you'll relish the balance of indoor and outdoor living. Whether indulging in leisurely rounds at the Royal Adelaide Golf Club with friends or embarking on a brief excursion to the beach, Westfield West Lakes, or Westside Findon Shopping Centre for your retail cravings, every day presents an opportunity for delightful experiences.

For more information about the property, please contact Frank Azzollini on 0419 849 037 or Rosemary Auricchio on 0418 656 386.

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 purchasers 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



LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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.

More About this Property

Property ID	4XHSFE8
Property Type	House
Land Area	784 m ²
Including	Toilets (4)

Frank Azzollini

Licensee/Director | franka@ljhookerwestlakes.com.au

Rosemary Auricchio

Sales Partner | rosemarya@ljhookerwestlakes.com.au

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

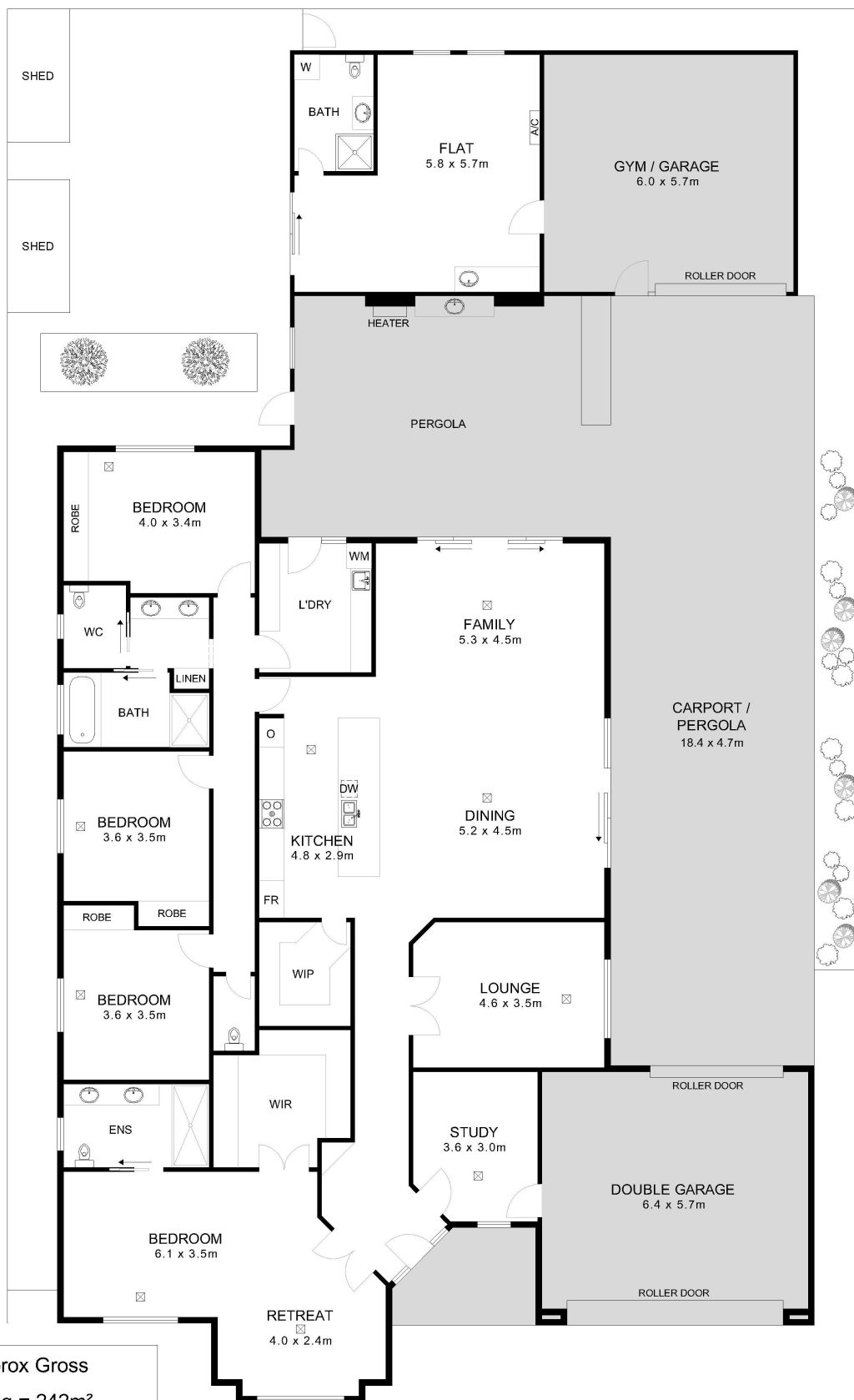
139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | westlakes@ljh.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.

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



Approx Gross

Living = 242m²

Garage = 37m²

Gym / Garage = 34m²

Flat = 34m²

Carport / Pergola = 136m²

Porch = 7m²

1 Minns Street West Seaton

For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography



LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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.

Total = 490m²



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.

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