



## Seaton, 10 Hector Street

Cherished One-Owner Home with Renovation Appeal

Auction Location: On Site

Discover a home that's been cherished for generations and offers a rare opportunity to create something truly special. Situated on a generous 635sqm (approx.) block in a peaceful street, this solid brick gem is brimming with warmth, character, and potential for the savvy renovator.

Built in 1962 and meticulously maintained, this property provides an inviting canvas for families seeking space, comfort, and the freedom to make it their own. Whether you're looking to move straight in, modernise, or extend, this home offers boundless potential to suit your vision.

The thoughtful layout includes two distinct living areas catering to relaxation, family gatherings, or quiet moments of retreat. The expansive pergola invites you to host



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**For Sale**  
Auction

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

unforgettable outdoor events, while the spacious rear yard serves as a blank canvas- perfect for a lush garden, a play space, or even a future pool.

For renovators with a keen eye, the solid construction, functional layout, and timeless charm provide the ideal foundation for transformation.

Features to Love:

- \* Built to stand, solid brick construction on 635m2 (approx.)
- \* Formal lounge plus a separate family room extension
- \* Spacious kitchen with gas cooktop, servery and ample cupboard space
- \* 3 well-sized bedrooms, bedroom 1 & 2 with built-in robes
- \* Main bathroom with separate bath and shower
- \* Expansive pergola with ceiling fans for outdoor entertaining
- \* Large rear yard with powered shed
- \* Drive-through access to garage
- \* Ducted reverse cycle air conditioning and roller shutters
- \* Energy efficient 3kW solar panels

Perfectly positioned in Seaton, this home combines convenience with lifestyle appeal.

Local schools, parks, and sports fields are just a short walk away, making it ideal for families. Shopping centres, public transport, and the Adelaide CBD are easily accessible, while the pristine beaches of Adelaide's western coastline are just minutes away.

Whether you're searching for a place to call home or an exciting renovation project, this property offers endless possibilities. Don't miss this chance to create your dream home in a thriving location.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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



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## More About this Property

Property ID	4YWXFE8
Property Type	House
House Size	287 m <sup>2</sup>
Land Area	635 m <sup>2</sup>
Including	Ducted Cooling Courtyard Secure Parking Solar Panels

**Rosemary Auricchio 0418 656 386**

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139 Tapleys Hill Road, SEATON SA 5023

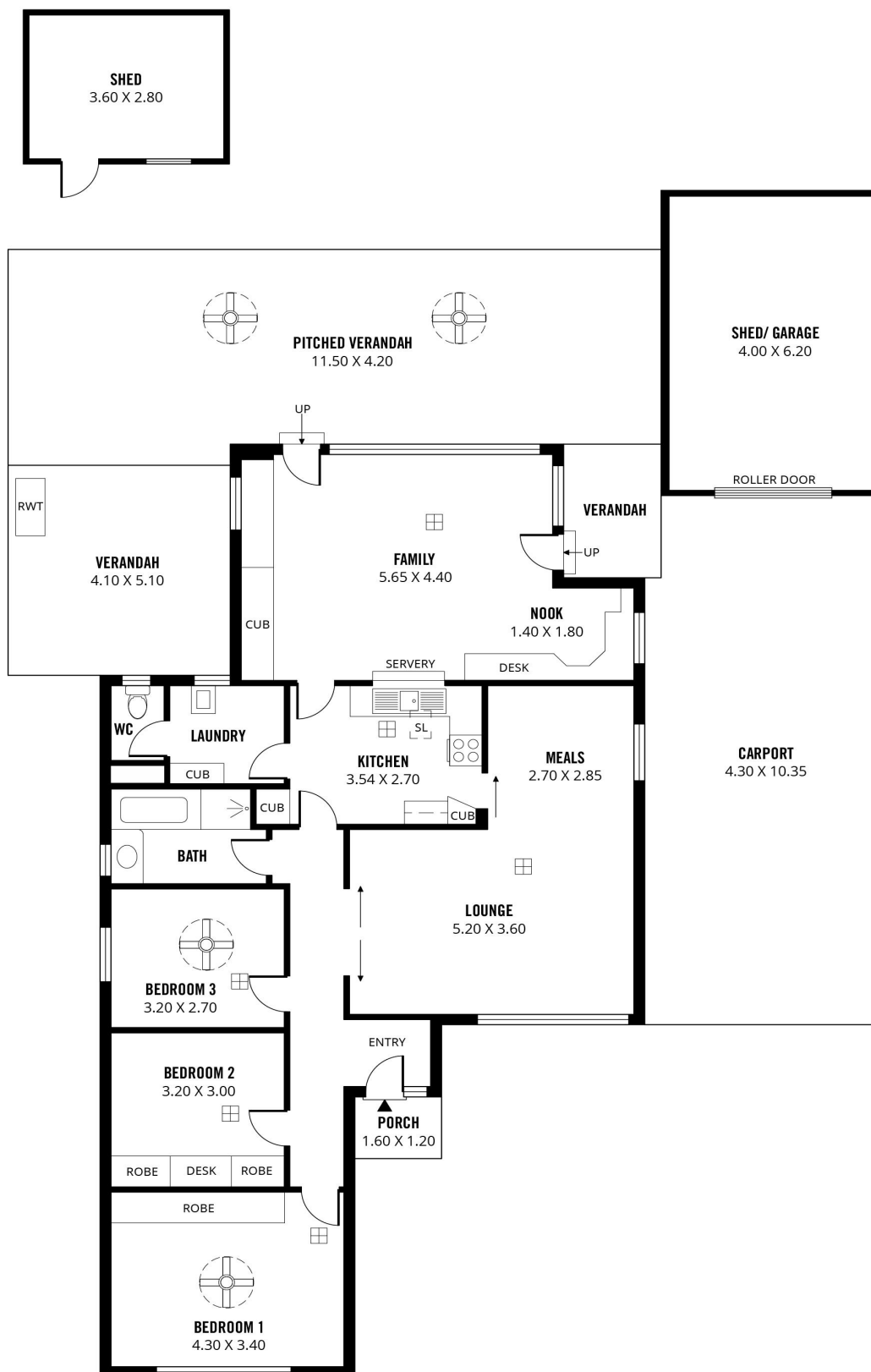
[westlakes.ljhooker.com.au](mailto:westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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287m<sup>2</sup>

**TOTAL**



133m<sup>2</sup>

Living



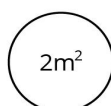
34m<sup>2</sup>

Shed/ Garage



45m<sup>2</sup>

Carport



2m<sup>2</sup>

Porch



73m<sup>2</sup>

Verandah



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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