






11 Buchan Street, Seaton

## 626sqm Corner Allotment - Renovate, Subdivide or Build Your Dream Home!

Welcome to this charming 1955 Austerity style home, ideally positioned between the city and the sea in a sought after suburb surrounded by reserves, shopping precincts, local schools and convenient transport options.

Set on a 626sqm corner allotment and zoned "General Neighbourhood" there is the option to look at subdividing now or in the future or with a wide 22.91m frontage a very versatile allotment to build your dream home (All STC).

This property presents a wonderful opportunity to complete the current renovations and further enhance the existing home. Inside, the home provides a wonderful canvas featuring timber flooring throughout, a wide and welcoming entrance hall and generous bedrooms with ceiling fans. The spacious lounge room is filled with natural light thanks to its curved windows, while the separate formal dining room, also featuring curved picture windows, offers an inviting space for entertaining.

3  2  2 

### FOR SALE

Auction 28/3 @11am PG: \$880K

### AGENTS

Jarad Henry  
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Debbie Mundy  
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### AGENCY

LJ Hooker Glenelg | Brighton  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The original eat-in kitchen provides the perfect opportunity to update and transform it into the true heart of the home. The home also retains its original bathroom with terrazzo flooring, along with a separate laundry with provision for a second shower and WC (requiring completion) and a separate sunroom.

Outside, the property features neat and tidy grounds, an entertaining area and a handy workshop/shed, adding further flexibility for storage, hobbies or future improvements. With dual driveways the corner block allows for easy and secure off street storage of larger work vehicles, caravan or boat behind the electric gate.

A fantastic opportunity to secure a character home in a highly desirable location and add your own personal touch.

#### Property Details:

Council: City of Charles Sturt

Council Rates: \$1461.25pa

SA Water: \$313.95pq

House Size: 188sqm

Land Size: 626sqm

Year Built: 1955

For further information please contact Jarad Henry or Debbie Mundy.

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

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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.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

#### MORE DETAILS

Property ID	QB4GW0
Property Type	House
House Size	188 m2
Land Area	626 m2

#### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |

[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

#### Debbie Mundy 0401 597 482

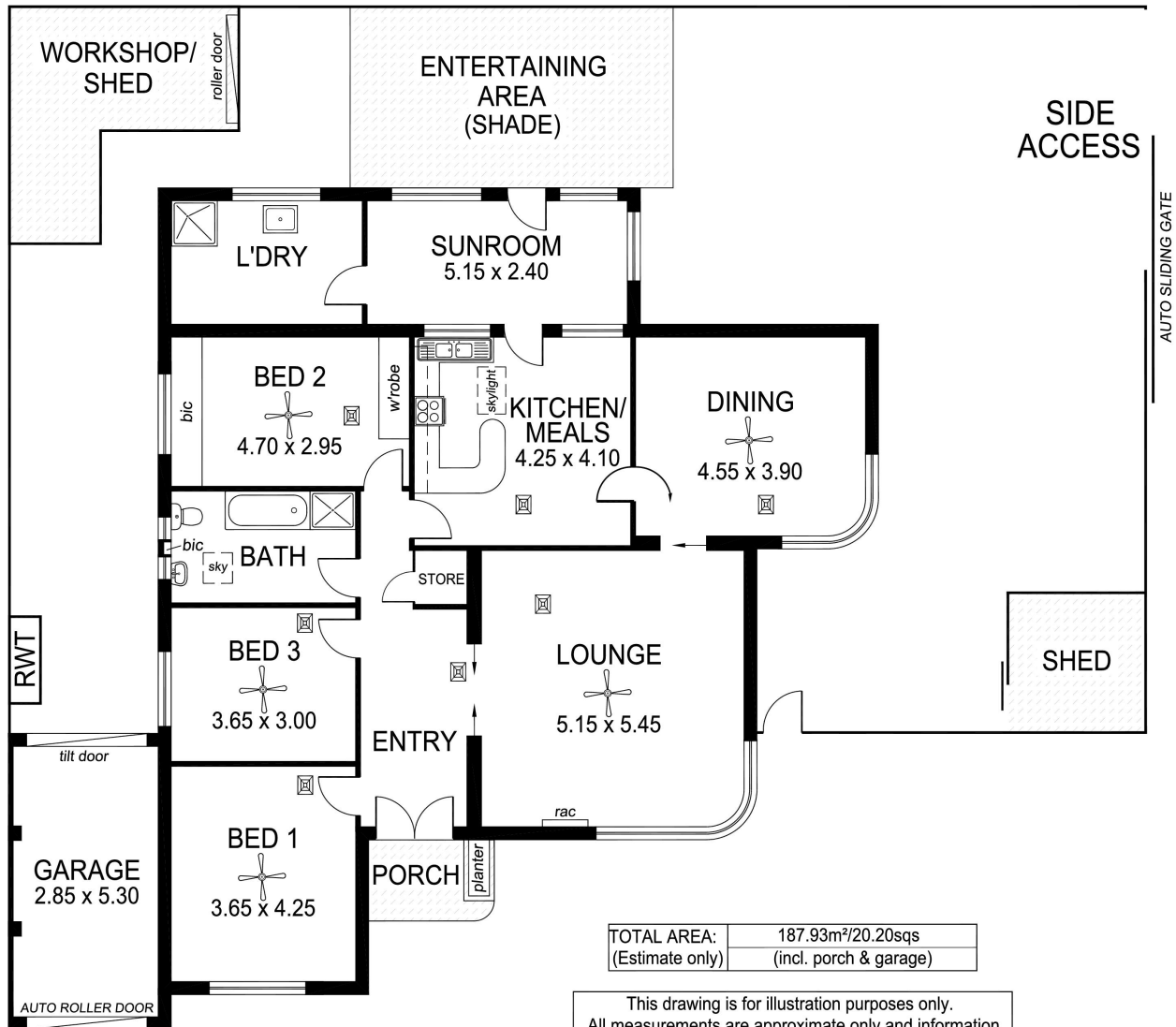
Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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