



12 Hector Street, Seaton

Solid Brick Charm with Space to Relax and Entertain

Auction Location: On Site (USP)

Beautiful natural light, jarrah floorboards and high ceilings create a warm and inviting welcome in this beautifully maintained solid brick home. Positioned in a quiet street and set back from the road behind a white picket fence, the home offers a spacious, flexible floor plan with two separate living areas for everyday comfort and entertaining. Enjoy your morning coffee in the undercover entertaining area, overlooking the beautiful gardens and soaking up the serenity of the private rear yard. With ample parking and an additional lock-up garage, there's room for an extra car, a workshop or a games room with space for a pool table. With space to come together or enjoy a quiet retreat, this welcoming home is perfectly suited to families, first home buyers and couples alike.

Property Features:

- Solid brick home with high ceilings
- Set back from the road with attractive street frontage, a white picket fence and established gardens
- Spacious and flexible single-level floor plan with two separate living areas

3 1 4

AUCTION

Sat 7th Nov @ 9:00AM

VIEW

Sat 24th Oct @ 10:15AM - 10:45AM

AGENTS

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AGENCY

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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.



- Kitchen with gas cooktop, oven, dishwasher, double sink, puratap, pantry and garden outlook
- " Separate dining room adjacent to the kitchen
- " Generous living area leads out to a wraparound undercover entertaining area with café blinds overlooking beautiful established gardens
- 2nd living area/formal lounge with ceiling fan and gas heater
- Three generously sized bedrooms
- Main bedroom with a built-in wardrobe and ceiling fan
- Bedroom 2 with a built-in wardrobe
- Bedroom 3 with a ceiling fan
- Main bathroom with floor-to-ceiling tiles, bath, shower and extra built-in storage
- Separate toilet with a built-in cupboard for added convenience
- Laundry with good bench space and a built-in cupboard
- Ducted reverse air-conditioning
- Private and enclosed rear yard with multiple areas to entertain, lawn and garden
- Drive-through carport with automatic roller door
- Separate garage with roller door, providing space for an additional vehicle or workshop
- Jarrah floorboards
- Roller shutters
- Solar panel system 6.6 Kw
- Three discreetly positioned rainwater tanks for garden watering
- Convenient single-key access throughout the home

Perfectly positioned in a well-connected location, the home is close to both Royal Adelaide Golf Club and Grange Golf Club, while families will appreciate easy access to a selection of public and private schools including Seaton Park Primary School, West Lakes Shore School, Hendon Primary School, Nazareth Catholic College, St Michael's College and Seaton High School. Everyday convenience is also within easy reach, with Westfield West Lakes, Hendon Shopping Centre, local cafes and amenities. Public transport along Tapleys Hill Road provides convenient access to the Adelaide CBD, completing an appealing lifestyle in one of Adelaide's popular western suburbs.

For further information please contact Rosemary Auricchio on 0418 656 386, or Nick Carpinelli.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID 5111FE8
Property Type House
Land Area 643 m2
Including Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (1)
Dishwasher
Floorboards
Workshop
Built-in-Robes
Fully Fenced
Solar Panels

Rosemary Auricchio 0418 656 386

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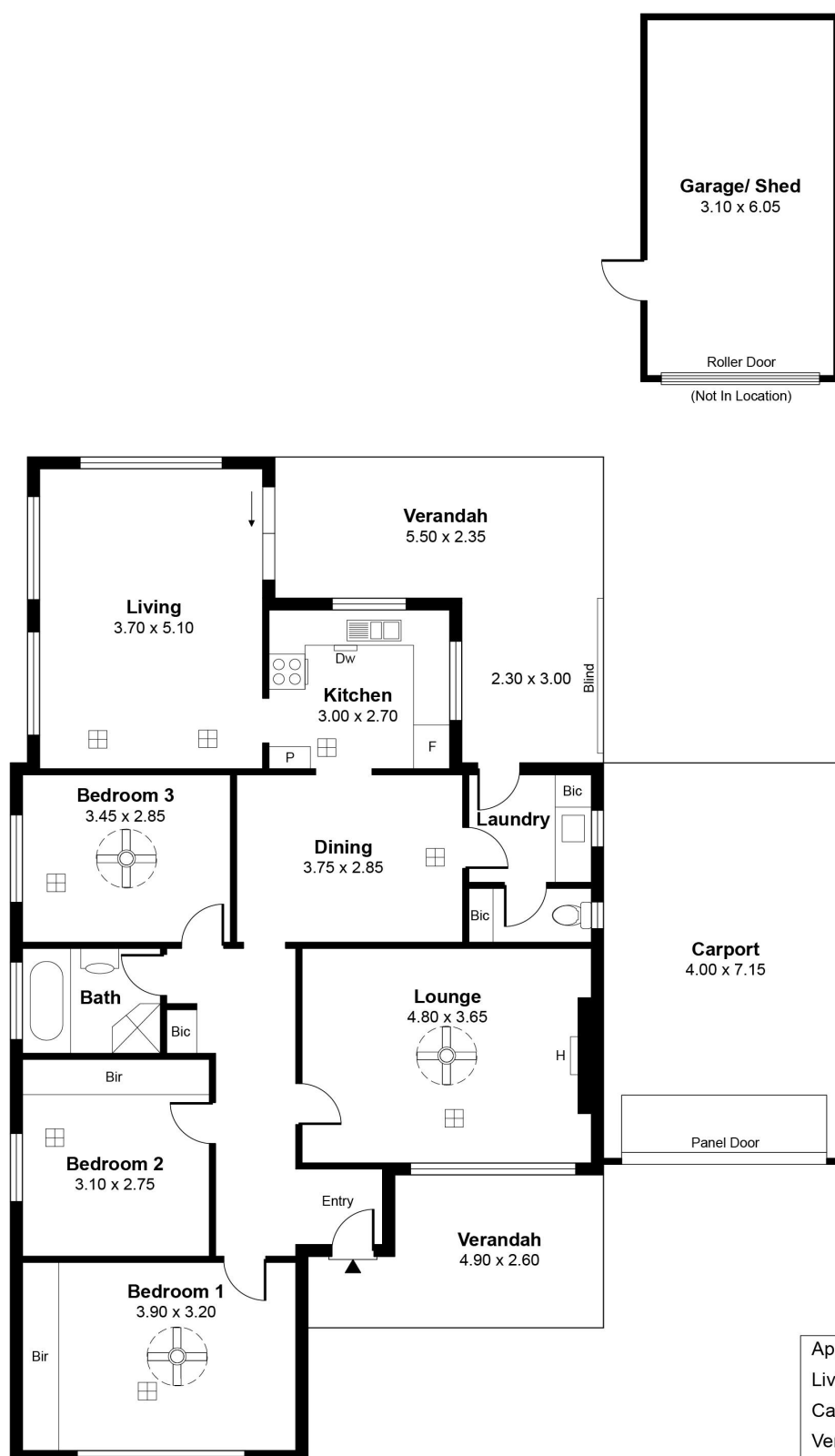
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Approx Gross	
Living	= 125m ²
Carport	= 27m ²
Verandah	= 30m ²
Garage/ Shed	= 21m ²
Total	= 203m ²

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.