



Seaton, 12a Levistone Street

Sold Prior To Auction

3 2 2

Discover the perfect blend of style and practicality positioned in this highly sought and vibrant location. Architecturally designed and custom built to maximise light and space, this modern family home is filled with thoughtful features that cater to every need. From the abundance of natural light streaming through louvre windows to the seamless indoor-outdoor flow, this home is built for easy and comfortable living.

Step inside to discover a sun-drenched haven, where the gourmet kitchen becomes the heart of the home, featuring sleek stone benchtops, 900mm gas cooktop, butler's pantry, and top-of-the-line appliances. The open-plan design extends seamlessly to the alfresco area with ceiling fan, perfect for those evenings of entertaining with family and friends.

The main bedroom offers a serene retreat with its own private ensuite and built-in wardrobe, while the additional bedrooms boast ceiling fans and wardrobes for easy and organised living.



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.

For Sale
Contact Agent

View
ljhooker.com.au/4YEBFE8

Contact
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

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

Meanwhile, the kids can enjoy endless adventures in the enclosed rear yard, while the adults relax under the covered alfresco.

What We Love:

- Striking architectural design with louvre windows flooding the home with natural light
- Contemporary, light-filled open-plan living with easy flow to outdoor spaces and raked ceilings
- Gourmet kitchen with stone benchtops, 900mm gas cooktop, butler's pantry, breakfast bar and dishwasher
- Garden atrium/courtyard oozing with natural light
- Main bedroom with raked ceilings, built-in wardrobe and own private ensuite featuring floor to ceiling tiling
- Bedrooms 2 and 3 with raked ceilings, built-in wardrobes and ceiling fans
- Second living room/study or 4th Bedroom with ceiling fan
- Luxurious main bathroom with freestanding bath and separate shower and WC
- Undercover alfresco with ceiling fan for year-round entertaining
- Enclosed rear yard with a cubby house for kids
- Automatic double garage with internal access
- Established and well-manicured landscaped gardens
- Ducted reverse cycle air-conditioning
- Roller shutters
- Security alarm

Convenience is key with the Seaton Park train stop just around the corner, offering direct access to all of Adelaide's attractions. Enjoy the perks of living within walking distance to local favourites like Numero 5 Bakery & Cafe for your weekend brunch, along with easy access to shopping, schools, and restaurants. This prime location makes family living a breeze, while the home's modern design invites you to relax and enjoy each day in comfort.

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



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**

More About this Property

Property ID	4YEBFE8
Property Type	House
Including	Air Conditioning Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

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

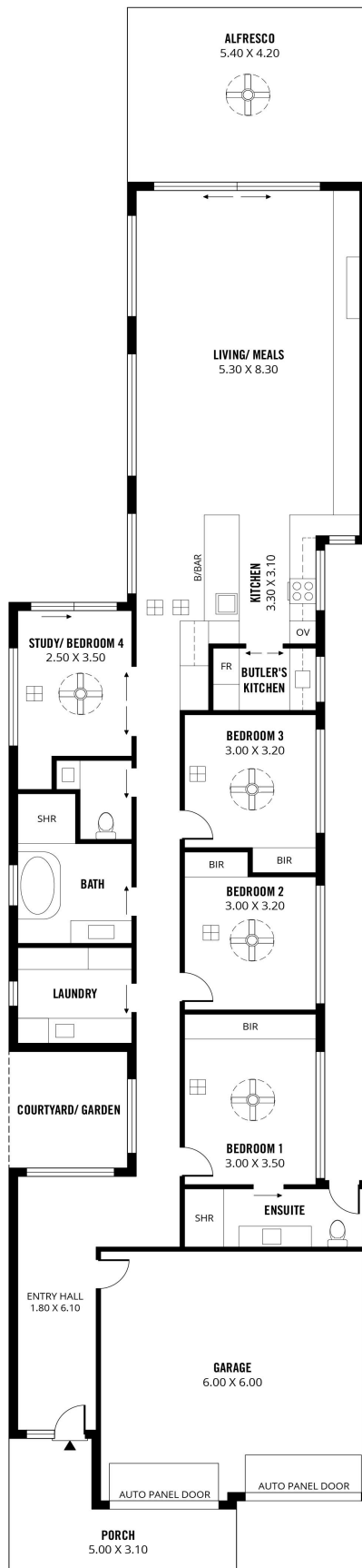
139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.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**



242m²

TOTAL

170m²

Living

11m²

Porch

38m²

Garage

23m²

Alfresco



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.

Produced by The Fotobase Group



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.