



## Seaton, 13A Percy Street

Light-Filled, Effortless Living in an Ideal Location

Tucked away and private, this beautifully presented three-bedroom home is designed for those who appreciate modern comforts without the upkeep.

Perfectly balancing contemporary style with practical features, this single-storey home offers an inviting open-plan design, a well-equipped kitchen, and plenty of space to relax and unwind.

Cooking will be a pleasure in the sleek kitchen, featuring a 900mm gas cooktop, stainless steel appliances, and a spacious walk-in pantry with direct access to the laundry.

The light-filled living and dining area seamlessly connects to the private rear courtyard, offering a tranquil spot to entertain or enjoy quiet moments outdoors.

Property Highlights:



**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**  
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**LJ Hooker West Lakes | Henley Beach**  
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- \* Open plan living, dining & kitchen area flowing to an easy-care courtyard
- \* Stylish kitchen with 900mm gas cooktop, dishwasher & walk-in pantry
- \* Three generous bedrooms, with built-in robes to bedrooms 1 & 2
- \* Spacious bathroom with a double shower, bath & large vanity
- \* Separate toilet for added convenience
- \* LED downlights throughout, enhancing the modern feel
- \* Ducted reverse-cycle air conditioning
- \* Secure single garage with auto panel lift door & second car space

Positioned in one of the western suburbs' most convenient locations, you'll love being just minutes from Grange Beach, shopping at Westfield West Lakes, and an easy commute to the CBD.

With schools, parks, and public transport all within easy reach, this is the ultimate low-maintenance lifestyle package.

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

**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

## More About this Property

<b>Property ID</b>	4Z0VFE8
<b>Property Type</b>	House
<b>Including</b>	Ducted Cooling Courtyard Built-in-Robes Secure Parking Liveability

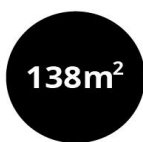
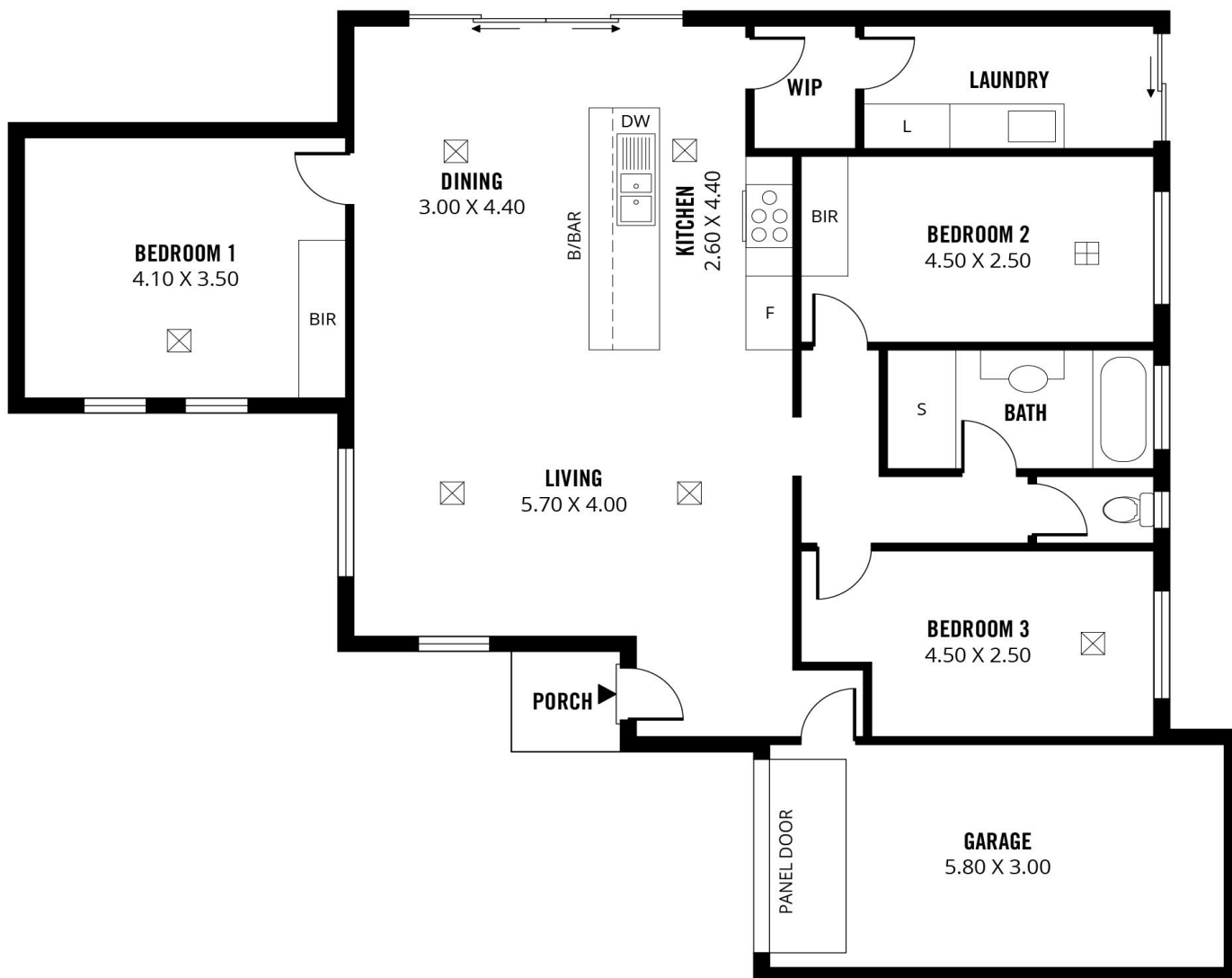
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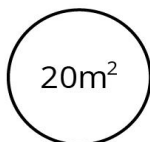
TOTAL



Living



Porch



Garage



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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