



Seaton, 15 Childs Avenue

Unlock Your Potential - Update, Renovate, or Create

Roll up your sleeves and get ready to unlock the potential of this classic three-bedroom home set on a spacious 472sqm (approx.) Torrens-titled block. Whether you're a first-home buyer looking to make your mark, a keen renovator, or an investor seeking an opportunity in a fast-growing suburb, this home is ready for a new lease on life.

Featuring three well-sized bedrooms, two with built-in robes and ceiling fans, a spacious lounge with a ceiling fan and gas heater, and an original bathroom with a separate toilet, this home is move-in ready with room to add your personal touch. The kitchen offers gas cooking, a meals area, and a Puratap, while additional features like roller shutters enhance security and insulation.

Key Features:

- * Torrens-titled 472sqm (approx.) allotment
- * Lounge with gas heater & ceiling fan



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
Sold Prior To Auction

View
ljhooker.com.au/4Z4RFE8

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- * Kitchen with gas cooking, meals area & Puratap
- * Three bedrooms, two with built-in robes & ceiling fans
- * Original bathroom with separate toilet
- * Roller shutters throughout for privacy & energy efficiency
- * Generous backyard with shaded garden & sheds for storage
- * Drive thru carport with roller door & plenty of off-street parking

Enjoy the convenience of being just minutes from West Lakes Shopping Centre, local schools, and public transport, making this the perfect location for those looking to renovate and reap the rewards. Don't miss this rare chance to secure a prime piece of Seaton real estate!

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

More About this Property

Property ID	4Z4RFE8
Property Type	House
Land Area	472 m2
Including	Built-in-Robes Secure Parking

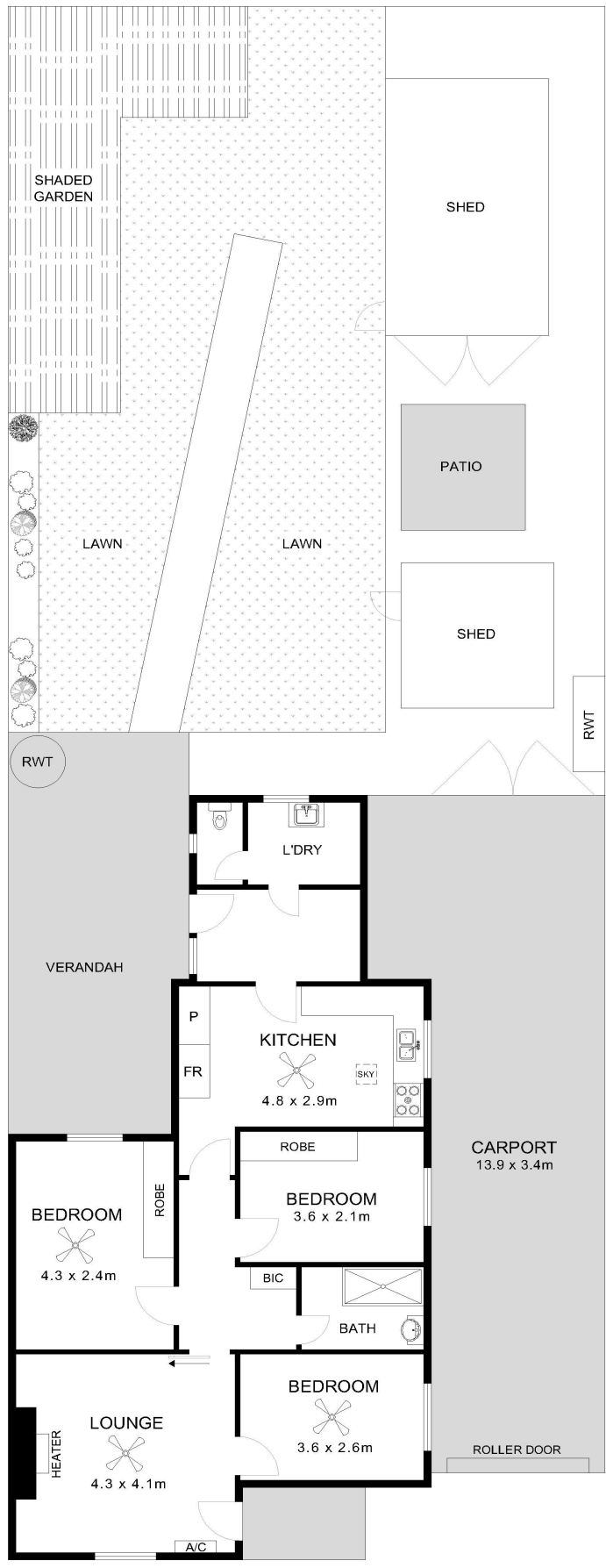
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Approx Gross
 Living = 90m²
 Carport = 52m²
 Verandah = 28m²
 Porch = 4m²
 Total = 174m²

15 Childs Avenue Seaton

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography



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