



Seaton, 18 Dundee Avenue

One Owner Home - First Time Offered To The Market

Auction Location: On Site

Nestled in the serene cul-de-sac of Dundee Avenue, this solid brick house stands as a testament to timeless charm and enduring quality. Built in 1969 and meticulously maintained by its sole owner since, this residence now beckons new owners to cherish this home.

Situated on a sizeable 784m² (approx.) block, it represents not just a home but a canvas for dreams, awaiting a personal touch to fulfil its potential, subject to council consent. The home exudes an ambiance of comfort, unified by three well-proportioned bedrooms and a spacious family room that leads right into a well-kept kitchen adjacent to a meals area.

Residents will also appreciate the expansive rear lawn, hosting a variety of plants,



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For Sale
Auction

View
ljhooker.com.au/4Y0YFE8

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alongside a robust lemon tree that promises citric delights. This space is an idyllic retreat for keen gardeners or an ideal playground for lively young imaginations, supplemented by a practical workshop to cater to the creatively inclined or for additional storage.

Property Features:

- Circa 1960s built-to-stand solid brick charmer
- Generous 784m2 (approx.) lot, with a wide frontage
- Light-filled formal lounge perfect for hosting gatherings
- Spacious meals and kitchen area with gas cooktop
- Three bedrooms, accommodating family living with ease
- Lush rear garden with a workshop and a lemon plant, ideal for hobbyists and nature enthusiasts
- Undercover carport plus additional off-street parking for multiple vehicles
- Reverse cycle split system air conditioning

Seaton is renowned for its harmonious mix of residential tranquillity and vibrant local amenities. Residents of Dundee Avenue can conveniently access the Findon Shopping Centre within just a few minutes' drive - a hub of shopping and services. For those with a fervour for leisure and outdoor activities, the celebrated Royal Adelaide Golf Club is a mere stone's throw away. The picturesque Grange Beach, with its idyllic Grange Jetty, offers an oasis for relaxation and recreation by the sea.

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



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More About this Property

Property ID	4Y0YFE8
Property Type	House
Land Area	784 m ²

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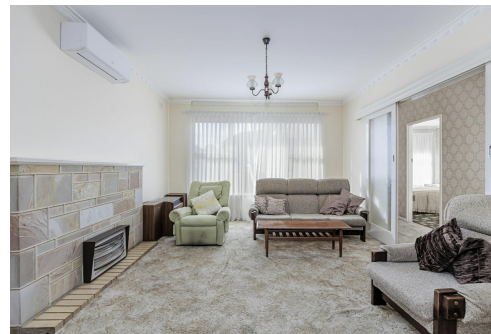
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography