



Seaton, 2 McEwan Avenue

A Rare Opportunity on a Generous 704sqm Block!

Tucked away in a peaceful and tightly held location, this well-maintained three-bedroom residence sits on a generous 704sqm (approx.) block. With a wide 16m frontage, the home presents a world of opportunity—whether you're looking to move straight in, renovate over time, or explore subdivision and development potential (STCC).

The interiors are bathed in natural light, creating a warm and welcoming atmosphere. The modernised kitchen, featuring a 900mm gas cooktop, breakfast bar, and walk-in pantry, will impress any home cook. The spacious backyard offers ample space to relax, entertain, or extend (STCC) to suit your needs.

Key Features You'll Love:

- * Generous allotment of approx. 704sqm with a wide 16m frontage
- * Updated kitchen with 900mm gas cooktop, breakfast bar, and walk-in pantry
- * Light-filled interiors, including a separate lounge with feature mantle and gas heating



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/4Z6GFE8

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- * Three well-sized bedrooms, with the master positioned at the front
- * Central bathroom with full-size bath, separate toilet, with terrazzo flooring
- * Covered outdoor entertaining area, expansive lawn, and garden shed
- * Single lock-up carport with auto roller door and rear access
- * Roller shutters on all windows for added security

Perfectly positioned in a quiet cul-de-sac, this address combines peaceful family living with excellent accessibility. Just minutes to the golden sands of Grange and Henley beaches, with easy connections to the CBD via bus or train. Westfield West Lakes is a short drive away, offering retail, dining and entertainment options, while Seaton Park Primary, Nazareth College and quality childcare are all close by. Whether you're upsizing, downsizing or investing, this property delivers value, flexibility and a highly sought-after lifestyle in the Western suburbs.

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 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

Property ID	4Z6GFE8
Property Type	House
Land Area	704 m2
Including	Courtyard Secure Parking Liveability

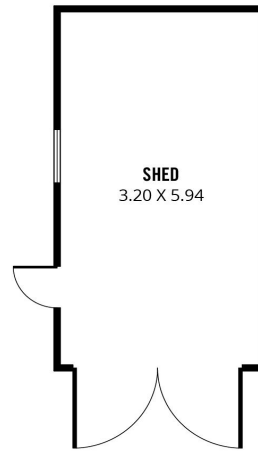
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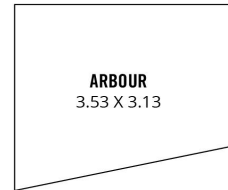


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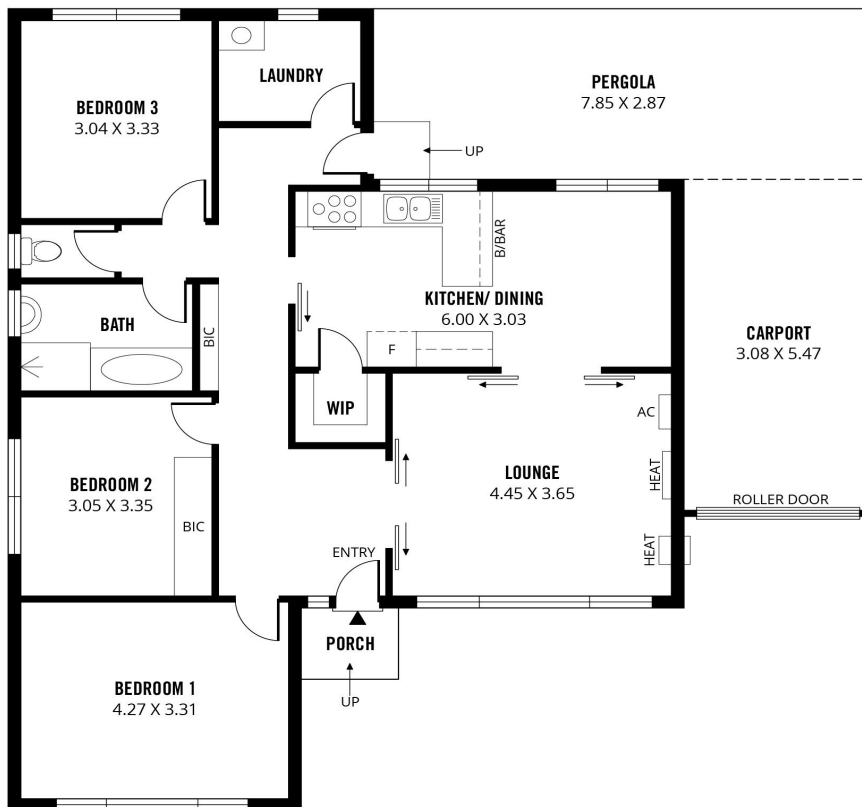
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APPROX. LOCATION



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173m²

TOTAL

110m²

Living

21m²

Shed

17m²

Carport

25m²

Porch/
Pergola



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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