

20A Pedlar Street, Seaton

Living Designed Around You — A Home of Style, Space & Grace




Auction Saturday 14th March @ 9am

Gracefully positioned within one of Seaton's most desirable pockets, this thoughtfully designed and beautifully presented residence offers a refined blend of relaxed coastal living and modern comfort.

Constructed in 2013, the home delivers an exceptional balance of generous proportions, intelligent functionality and effortless low-maintenance appeal - all just moments from parks, transport, shopping precincts and some of Adelaide's most admired beaches.

Step inside and you are immediately welcomed by a floorplan designed for harmony and flow. Each living space transitions seamlessly to the next, creating a home that feels both expansive and intimate. With three well-proportioned bedrooms and two bathrooms, the layout caters beautifully to growing families, discerning downsizers or astute investors seeking quality in a blue-chip coastal corridor.

The master suite offers a private retreat, complete with its own elegantly appointed ensuite. Two additional bedrooms are thoughtfully positioned, ideal for children, guests or a sophisticated home office.

3  2  2 

FOR SALE
\$800,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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**

The central bathroom reflects contemporary design, complementing the home's clean lines and cohesive aesthetic.

At its heart, the living domain is light-filled and inviting - a warm and welcoming central space designed for connection. The layout reinterprets traditional family living with modern sensibility, ensuring practicality without compromising on style.

Whether hosting intimate dinners, enjoying quiet evenings, or gathering with family and friends, the home exudes a sense of calm, comfort and understated elegance.

Outdoors, a secure and low-maintenance courtyard provides the perfect setting for relaxed entertaining or peaceful morning coffee. Convenient on-site parking, including a single car space with easy access, enhances everyday ease.

The location further elevates this offering. Positioned in sought-after Seaton, you are moments from local parks, quality schools, public transport and vibrant shopping hubs including Westfield West Lakes. And with Adelaide's pristine coastline only minutes away, seaside walks and sunset evenings become part of your daily rhythm.

A home that captures lifestyle, location and liveability - all in perfect balance.

Key Features

- Beautifully presented 2013-built residence in prime Seaton location
- Three spacious bedrooms, including master with private ensuite
- Well-appointed bathrooms with contemporary finishes
- Light-filled open-plan living with seamless flow
- Kitchen boasting quality appliances and ample storage and bench space
- Secure, low-maintenance courtyard ideal for entertaining
- Convenient on-site parking with easy access
- Strong rental and investment appeal
- Moments to parks, transport, shopping and Adelaide's stunning beaches

Specifications

Title: Torrens Title

Year built: 2013

Land size: 255sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,405.05pa (approx)

ESL: \$151.10pa (approx)

SA Water & Sewer supply: \$192.93pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable.

However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.

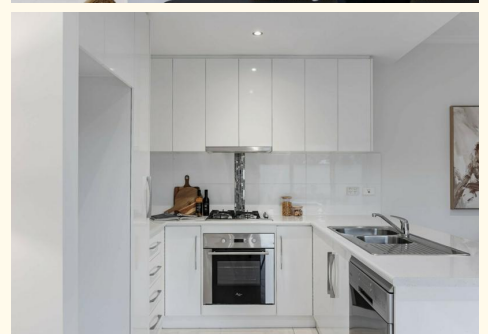
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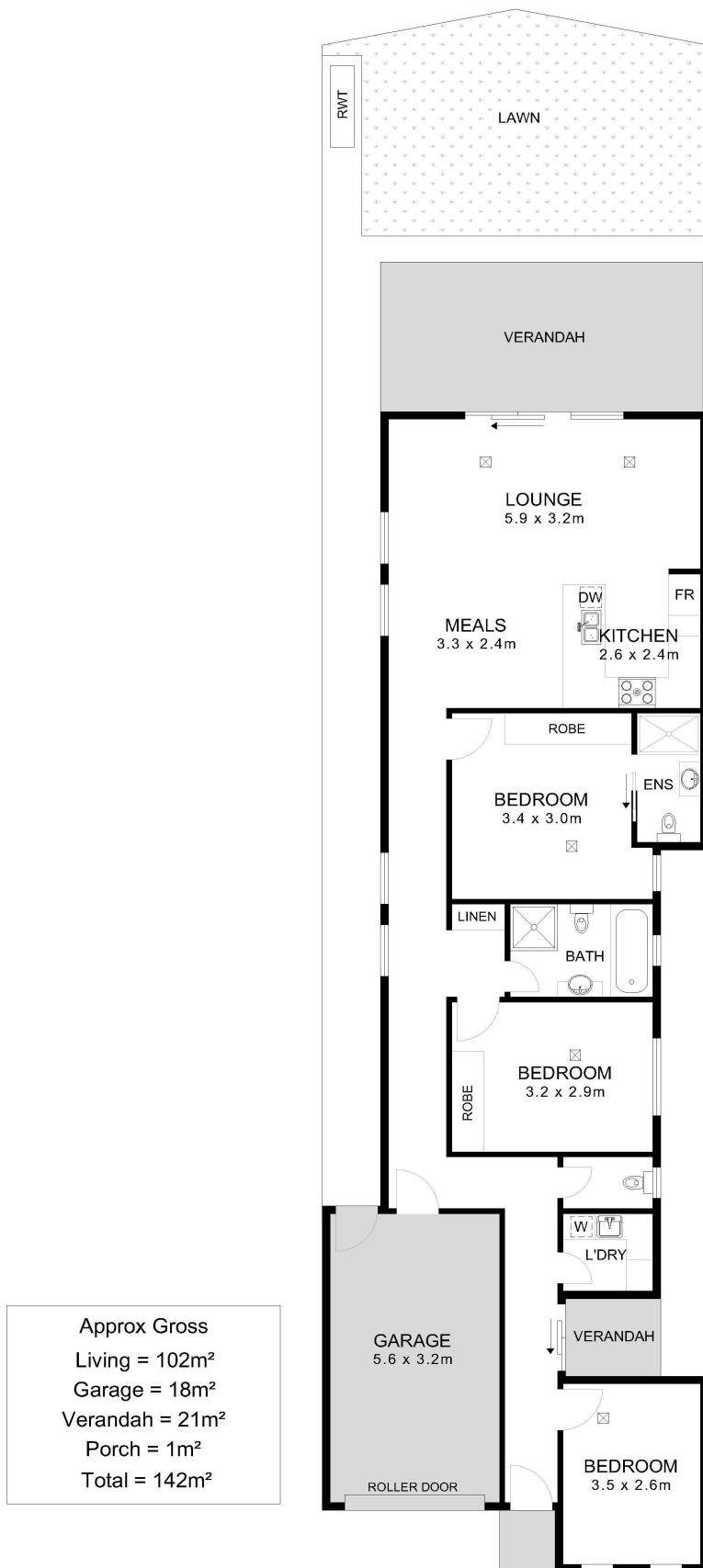
MORE DETAILS

Property ID Y8YHDM
Property Type House
Land Area 255 m2
Including Ensuite
Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

Thanasi Mantopoulos 0421 188 498
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography