



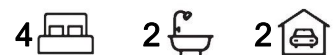
Seaton, 2a Bowen Avenue

Modern Double-Storey Living with Space for the Whole Family

This well-maintained double-storey home positioned in a quiet cul-de-sac location delivers a lifestyle of comfort, convenience, and space. Ideal for couples, growing families, or for those seeking a home that balances functionality with easy entertaining.

The open-plan kitchen, dining, and living area forms the hub of the home, creating a welcoming space to come together with family or friends. The kitchen is finished with stainless steel appliances, gas cooking, a double sink, and an abundance of bench space and storage, perfect for busy households. A separate formal lounge or family room adds versatility, providing an additional space for entertaining or quiet relaxation.

Accommodation is generous with four double size bedrooms, all designed with comfort in mind. The master suite on the ground floor features a walk-in wardrobe and ensuite - a perfect retreat for parents or couples. Upstairs, three further bedrooms each include built-



For Sale

Offers Closing Tue 9th Sep by 12pm USP

View

By Appointment

Contact

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in wardrobes, while the main bathroom has a separate bath, shower, vanity, and is complemented by a separate toilet and powder room, making mornings easier for families. An upstairs open study/workspace offers flexibility for working from home or study. Downstairs, a convenient extra WC sits beside the laundry, which itself provides excellent bench space, built-in storage, and external access.

Outdoors, the home continues to impress with a covered pergola for year-round entertaining and a grassed backyard that children and pets will love. Irrigation to the front and rear gardens ensures they stay neat with minimal effort.

Features you'll love:

- Double-storey home with secure front fencing
- Open-plan kitchen, dining, and living area
- Spacious kitchen with stainless steel appliances, gas cooking, dishwasher, ample storage and bench space
- Separate formal lounge
- Master bedroom on the ground floor with walk-in wardrobe and ensuite
- Three double size bedrooms with built-in wardrobes
- Main bathroom with bath, shower, vanity, separate toilet, and powder room
- Additional powder/guest room located downstairs
- Laundry with generous bench space, storage, and external access
- Upstairs open study/workspace
- Undercover pergola with cafe blinds and grassed backyard with irrigation
- Automatic double lock up garage with internal and external access
- Storage room
- Ducted reverse cycle air-conditioning
- Security alarm system

Perfectly positioned between the city and Adelaide's stunning western beaches, this address offers exceptional convenience. Westfield West Lakes and Findon Shopping Centre are both nearby, providing supermarkets, cafés, restaurants, and retail options. Families will appreciate the choice of both Primary and Secondary schools, along with nearby parks, reserves and sporting facilities. Public transport links ensure an easy commute into the CBD or a quick trip to the coast. Additional comforts such as ducted reverse cycle air conditioning and a well-maintained design ensure this home is move-in ready and perfectly suited to modern family living.

Well maintained and thoughtfully designed, this home is perfect for couples or families wanting both space and lifestyle in a convenient location.

For more information, 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



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More About this Property

Property ID	4ZQDFE8
Property Type	House
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

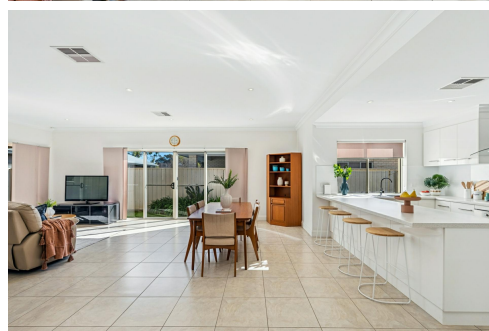
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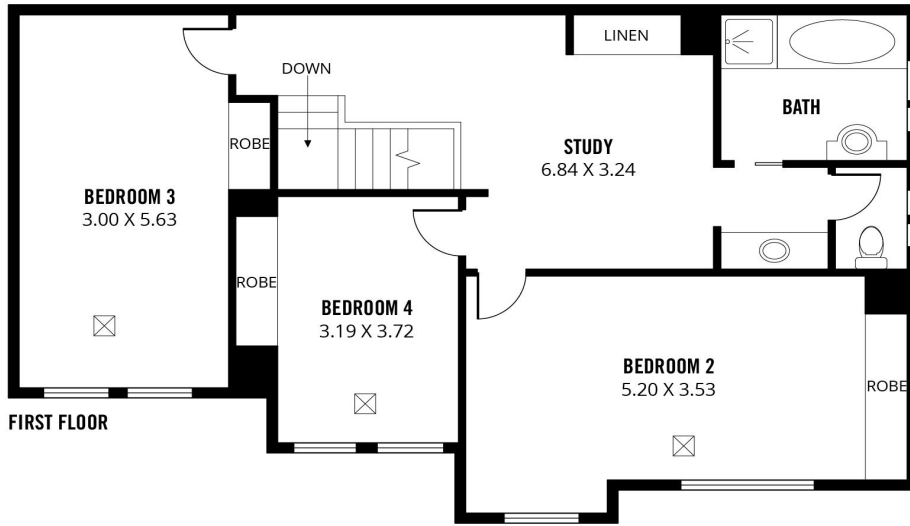
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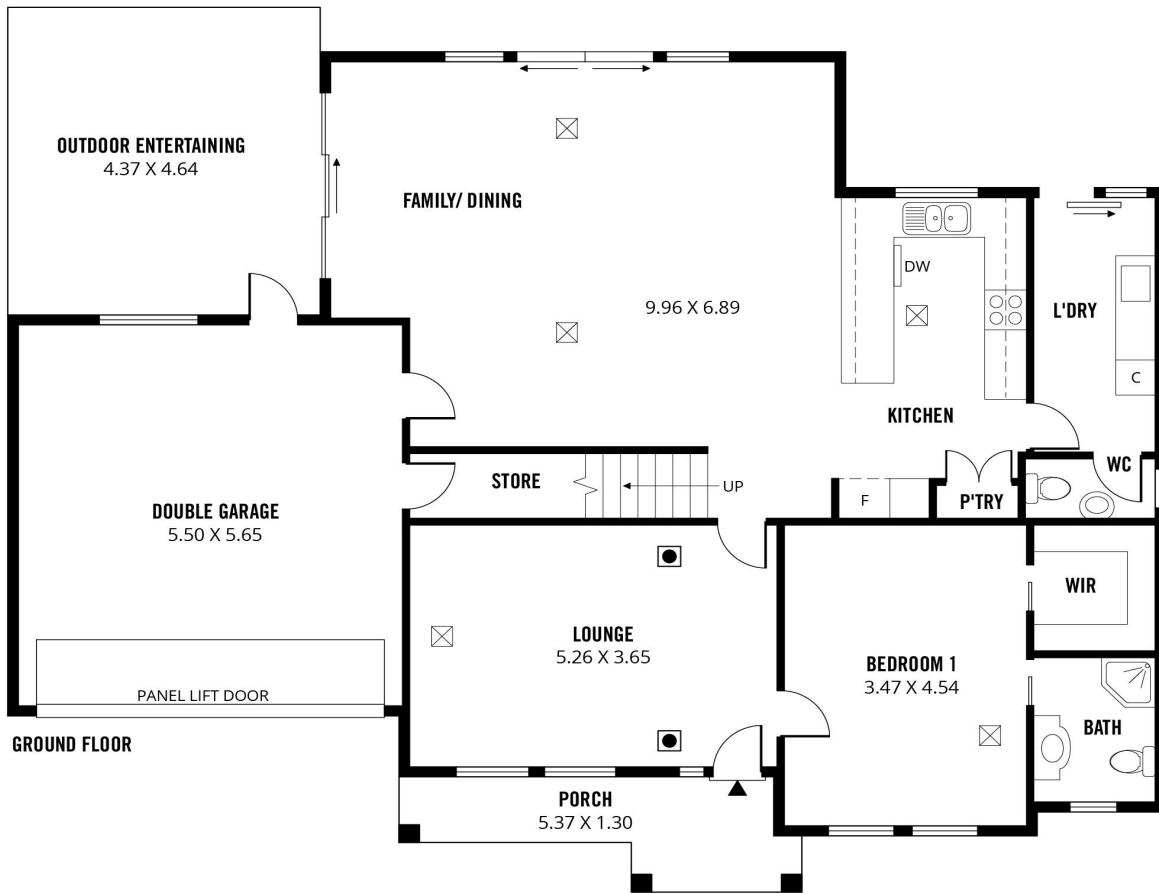
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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