



## Seaton, 35 Kingborn Avenue

Low Maintenance, Contemporary Living In The Heart Of Seaton

Discover the epitome of comfortable near-coastal living in this modern, three-bedroom gem nestled in the sought-after beach suburb of Seaton. Boasting quality fixtures and fitting throughout, this home offers all the creature comforts one would expect for a contemporary lifestyle.

The single-storey dwelling offers a resplendent retreat with three well-appointed bedrooms, complemented by two stylish bathrooms, catering to the needs of families, professionals, and downsizers alike. The inclusion of a single garage and a carport at the rear of the home ensures ample space for storage and secure parking.

3 2 2

### For Sale

Contact Agent

### View

[ljhooker.com.au/4XCMFE8](http://ljhooker.com.au/4XCMFE8)

### Contact

**Rosemary Auricchio**

0418 656 386

[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli**

0403 347 849

[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)



**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.

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

Features Include:

- Generous family area and formal living room
- Stylish kitchen with stainless steel appliances and gas stove
- Master bedroom with walk-in robe and stylish ensuite
- Bedroom two and three with built in wardrobes
- Two bathrooms, main bathroom with separate toilet and powder room
- Floating floors throughout the living area
- Security screens
- Tiled alfresco entertaining area
- Single garage and carport both with remote roller doors, corner block with dual access
- Carport with roller door at rear of property
- Ducted reverse cycle heating and cooling for year-round comfort

Free up your weekends with low-maintenance outdoor areas, offering the perfect retreat to move in, relax, and enjoy the coastal charm that Seaton has to offer. Residents have the privilege of indulging in the coastal bliss of Grange Beach, the retail haven at Findon Shopping Centre, West Lakes Shopping Centre and The Royal Adelaide Golf Course all located mere minutes away.

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	4XCMFE8
Property Type	House

**Rosemary Auricchio**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



**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.

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**