



35a Kingborn Avenue, Seaton

Relaxed Modern Living with Effortless Style

Enjoy modern, easy-care living in the sought-after coastal suburb of Seaton, perfectly positioned for a relaxed lifestyle with the beach, West Lakes and everyday amenities all close by. Beautifully presented with quality fixtures and fittings, neutral styling and a practical single-storey layout, this home is ready to move straight in and enjoy. Offering generous living spaces and a flexible floorplan, it is ideal for professionals, couples, families and downsizers seeking space, comfort and convenience.

Property Features:

- Generous open-plan living, dining and kitchen area
- Stylish kitchen with stone benchtops, breakfast bar, double undermount sink, 900mm gas cooktop and oven
- Butler's pantry with excellent storage and dedicated fridge alcove
- Separate second living room
- 4 spacious bedrooms
- Master bedroom with ceiling fan, walk-in robe and stylish ensuite featuring stone-top floating vanity, dual-head shower and toilet
- Bedrooms 2 and 3 with built-in wardrobes
- Main bathroom with stone top vanity and full-sized bath
- Separate powder room and toilet

4 2 4

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Levi Proude
0434 277 315
levi@ljhookerwestlakes.com.au

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

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.



- Under-main-roof alfresco entertaining area with ceiling fan
- Double automatic garage
- Ducted reverse cycle heating and cooling
- Tiled main living areas
- Floating timber floors to the bedrooms and second living room

Perfectly positioned in a well-connected location, the home is close to both Royal Adelaide Golf Club and Grange Golf Club, while families will appreciate easy access to a selection of public and private schools including Seaton Park Primary School, West Lakes Shore School, Hendon Primary School, Nazareth Catholic College, St Michael's College and Seaton High School. Everyday convenience is also within easy reach, with Westfield West Lakes, Hendon Shopping Centre, local cafes, amenities and Bunnings Woodville nearby. Public transport along Tapleys Hill Road provides convenient access to the Adelaide CBD, completing an appealing lifestyle in one of Adelaide's popular western suburbs.

For further information please contact Rosemary Auricchio on 0418 656 386 or Desi Moutzouris on 0434 277 315.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50WTFE8
Property Type	House
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

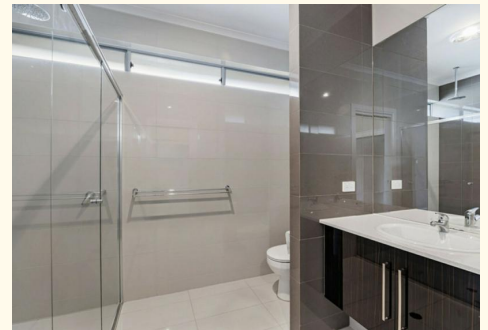
Levi Proude 0434 277 315

Sales Representative | levi@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





Approx Gross
 Living = 180m²
 Garage = 35m²
 Alfresco = 17m²
 Verandah = 30m²
 Porch = 8m²
 Total = 270m²

35A Kingborn Avenue Seaton

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