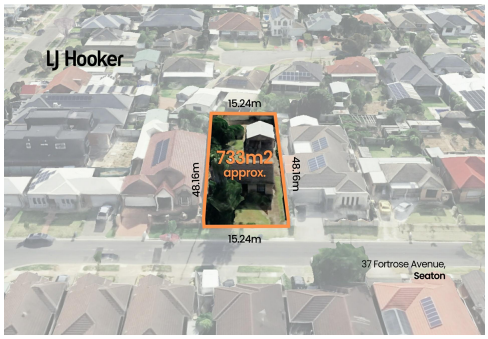








Seaton, 37 Fortrose Avenue

Uncover Potential in Seaton: The Dream Awaits on 733sqm

3 1 2

For Sale
Contact Agent

View
ljhooker.com.au/4XVAFE8

Contact
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au
Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

Poised within the well-established suburb of Seaton, this solid brick 1960's home exudes untapped potential on a generous land holding of approximately 733sqm and presents a golden opportunity for those with a vision to create, renovate, extend or potential for redevelopment.

The home itself has good bones and offers a solid foundation for those eager to add their own personal style and modernise to taste. It is an opportunity to renovate to your liking or an ambitious project to leverage the large block with vast redevelopment possibilities, all subject to necessary council consents.

Features:
- A generous 733m2 (approx.) allotment
- 3 spacious bedrooms

LJ Hooker

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

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Original Kitchen with gas cooktop and adjacent meals area
- Separate lounge
- Expansive rear yard with great potential
- Lock up garage with pit and driveway access to backyard
- Reverse cycle split system

The location further enhances the appeal of this property, placing future residents or developers in a prime spot that combines ease of access with lifestyle benefits. Proximity to Westside Findon and Westfield West Lakes shopping centres caters to all shopping desires, while the nearby Grange Beach offers serene coastal walks and family outings. For the golfing enthusiasts, Royal Adelaide and Grange golf courses are just a short drive away, offering premium facilities amidst lush surroundings. Public transport links are nearby, simplifying commutes and fostering a well-connected living experience.

This character home, brimming with untapped promise, awaits those who seek to capitalise on its location and hidden potential.

For more information about the property, 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 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











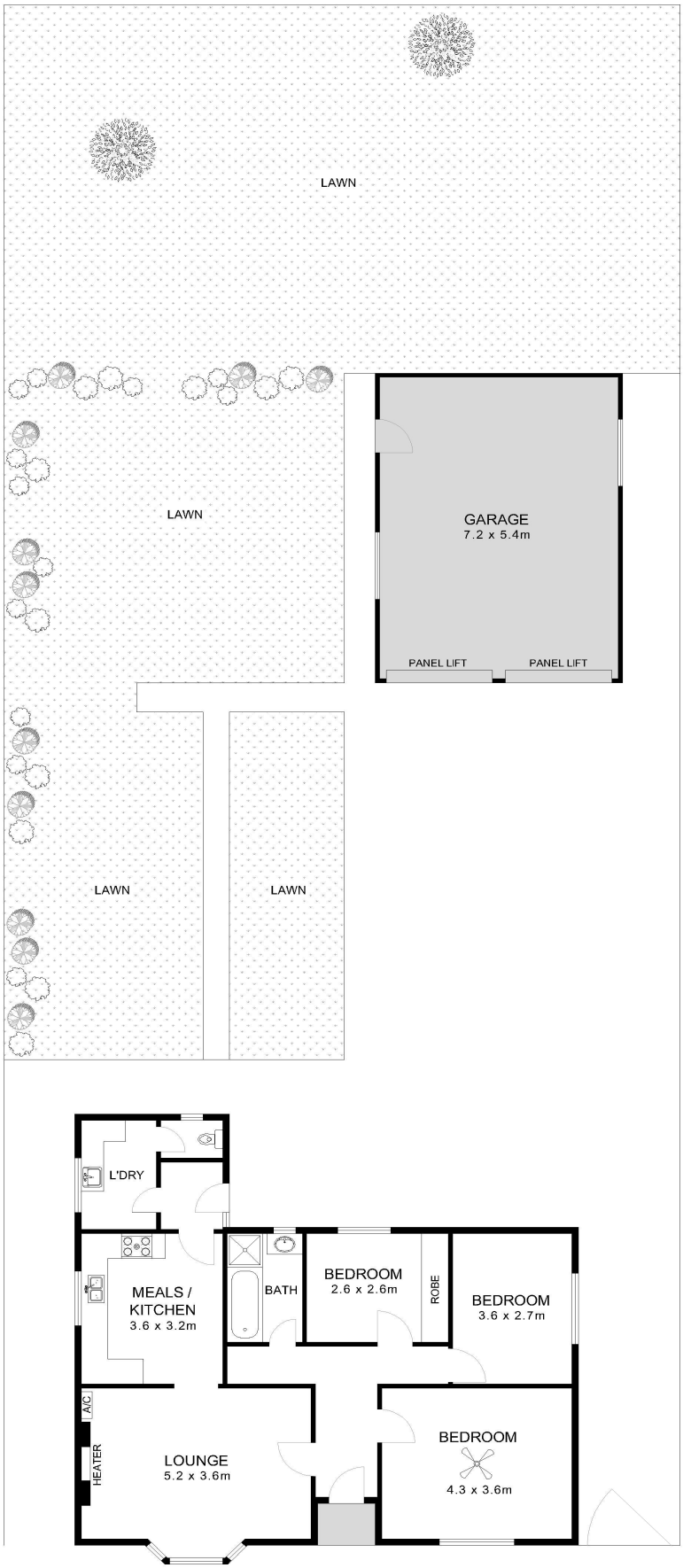
More About this Property

Property ID	4XVAFE8
Property Type	House
Land Area	733 m²

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Approx Gross
Living= 89m²
Garage = 39m²
Porch = 1m²
Total = 129m²

37 Fortrose Avenue Seaton

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

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