



Seaton, 37 Pudney Street

Charming Family Home!

Auction Location: 37 Pudney Street, Seaton SA 5023

Originally constructed in 1955 and tightly held by our vendors, this family home has been thoroughly loved and enjoyed for generations. It presents a rare opportunity to secure a charming home in a highly sought-after location, where everything you need is only moments away.

Set on a generous allotment of approximately 670 square metres, with a street frontage of approximately 15.24 metres, the title is free of any encumbrances or easements.

This is a location and a home our vendors have cherished for generations, and we are sure you will too.

Features you'll love:

*Solid brick home with a flexible floor plan



For Sale
Please Call

View
ljhooker.com.au/2BW6GJU

Contact
Ryan Graham
0400 912 287
ryang@ljhsales.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.

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- *Three spacious bedrooms
- *Stunning ornate ceiling rose in several rooms
- *Centralised kitchen with sufficient bench space and storage, and electric cooktop and oven
- *Approx. 3-metre ceiling height
- *Split system heating and cooling in living area
- *Irrigation to the front and rear gardens
- *Ample off-street parking with an extended driveway to garage with an automatic roller door
- *Undercover entertainment area with additional BBQ alcove - the ideal spot to host family gatherings, with enough lawn for the family pet or kids' soccer match!
- *Approx. 9.5 km to the Adelaide CBD and approx. 2.2 km to Westfield West Lakes

Situated perfectly between Adelaide's stunning western coastline and the Adelaide CBD, this home is within a short commute to Westfield West Lakes, as well as numerous sporting facilities, public and private schools, and an array of popular restaurants and cafes.

You will simply love living in this premier location, with the opportunity to make this charming family home your own.

Don't let this become a missed opportunity, register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

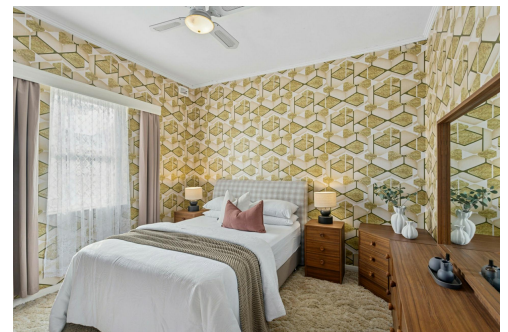
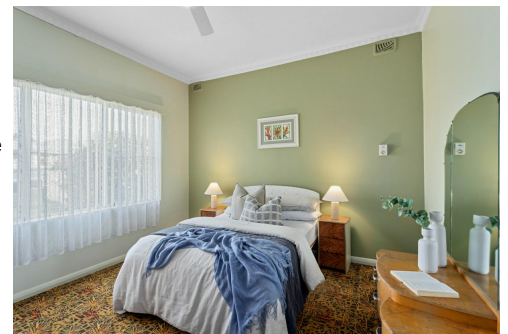
More About this Property

Property ID	2BW6GJU
Property Type	House
House Size	121 m2
Land Area	670 m2

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PUDNEY STREET

SITE PLAN
(NOT TO SCALE)

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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