

Seaton, 3b Fourth Avenue

Luxury Living in a Prime Location

Step into the ultimate combination of modern living and easy convenience at 3B Fourth Avenue. Built in 2023, this freestanding Torrens Title home offers contemporary elegance with a focus on effortless style and functionality. With high ceilings and door frames throughout, the home feels airy and spacious.

The heart of the home is its spacious open-plan living and dining area, where sleek tiled floors meet a designer kitchen, complete with a large island waterfall bench, double sink, dishwasher, and a 900mm cooktop-oven. Whether hosting friends or enjoying family dinners, this space is made for every occasion.

Retreat to the master bedroom, a haven of relaxation featuring a walk-through robe and a luxurious ensuite. Bedrooms 2 and 3 are equally well-appointed, offering built-in robes and warm timber laminate floors. The main bathroom, complete with a freestanding bathtub, floor-to-ceiling tiles, and stone benchtops, invites you to unwind in style, while the sleek



For Sale
Contact Agent

View
ljhooker.com.au/4YTKFE8

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laundry, also featuring stone benchtops and abundant storage, offers both functionality and convenience.

Step outside to the alfresco entertaining area, perfect for enjoying Adelaide's beautiful weather. With ducted reverse cycle air conditioning, a secure garage with internal access, and modern finishes throughout, this home offers everything you need for a comfortable lifestyle.

Highlights You'll Love:

- * Torrens Title home built in 2023
- * Spacious open plan living and dining area with modern finishes
- * Designer kitchen featuring a large island bench, dishwasher, and double sink
- * Master bedroom with walk-through robe and ensuite
- * Two additional bedrooms with built-in robes
- * Fully tiled bathrooms, including a freestanding bathtub in the main
- * Separate laundry with stone benchtops and storage galore
- * Undercover alfresco entertaining area
- * Ducted reverse cycle air conditioning
- * Secure single garage with auto entry and internal access

Located in the heart of Seaton, this property offers unmatched convenience. Enjoy proximity to Westfield West Lakes, public transport, and some of Adelaide's best schools. Whether it's a quick trip to Tennyson Beach or a leisurely stroll through local reserves, this is a lifestyle location that caters to your every need.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386.

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



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More About this Property

Property ID	4YTKFE8
Property Type	House
Including	Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

Rosemary Auricchio 0418 656 386

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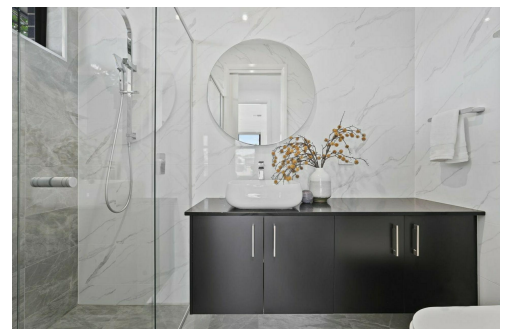
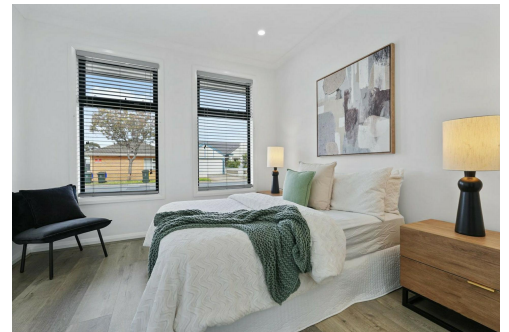
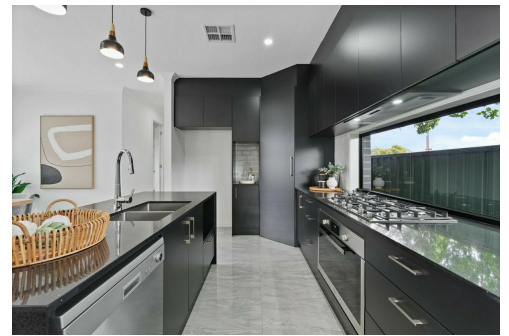
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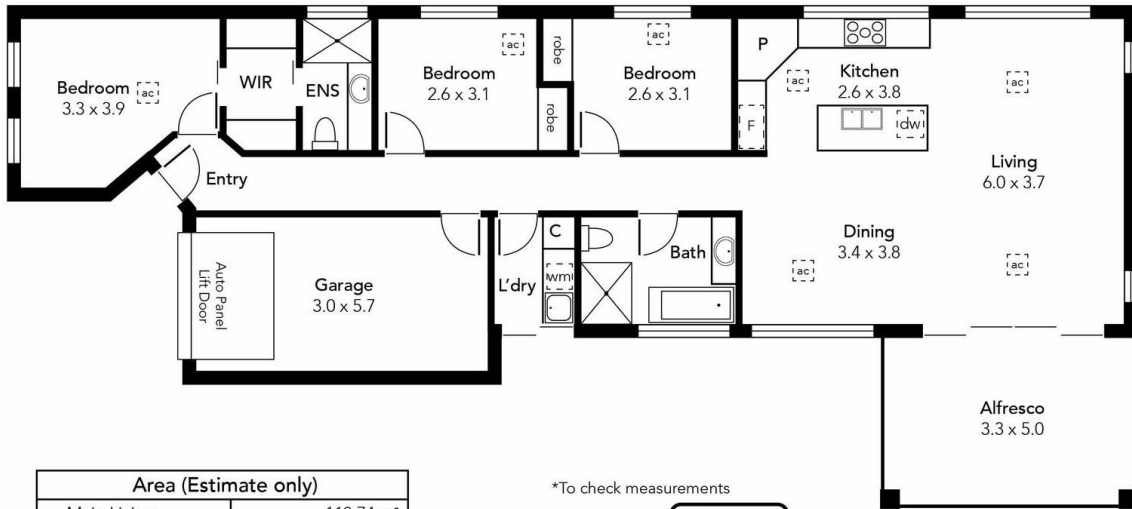
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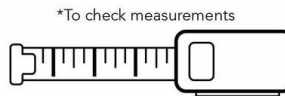


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Area (Estimate only)	
Main Living	118.74 m ²
Alfresco	16.50 m ²
Garage	19.46 m ²
Total	154.70 m²



Please ask your agent for a tape measure