

Seaton, 43 Fortrose Avenue

CLASSIC CONTEMPORARY CHARM

Auction Location: On Site (USP)

Welcome to 43 Fortrose Avenue, a charming sold brick contemporary home nestled in the highly sought-after suburb of Seaton. This 1961-built residence set on a generous allotment of approximately 730 square meters, ideal for families or savvy investors.

Boasting three bedrooms and one bathroom, this home efficiently utilises its space, featuring carpeted flooring creating a warm and inviting atmosphere. The kitchen and rear studio are enhanced with durable laminate flooring, perfect for comfort living.

The heart of this home is the cosy living area, equipped with a split system air conditioner providing year-round comfort, ensuring a serene living environment. The well-appointed kitchen promises to cater to your culinary needs, overlooking the meals area that invites family gatherings.



3 1 1

For Sale
Contact Agent

View
ljhooker.com.au/HSTH67

Contact
Gerard Pacillo
0431 596 145
gerard@ljhfp.com.au

Ralph Pacillo
0433 117 801
ralph@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

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.

Step outside to the expansive outdoor space which includes a large backyard and a veranda, perfect for outdoor entertainment or tranquil relaxation. The property also includes a substantial undercover area with accommodation for two cars and additional parking space for two more vehicles in the driveway.

This property offers the ultimate convenience, only minutes away from Grange Beach and walking distance to Seaton Park train station. It falls within the catchment area of Seaton Park Primary School and Seaton High School, with easy access to public transportation connecting you effortlessly to the city and beyond.

Do not miss the opportunity to own this piece of Seaton real estate, whether you are seeking a delightful family home with redevelopment potential or an attractive investment property. Join us at the upcoming auction and seize the chance to make 43 Fortrose Avenue your new address or portfolio addition.

For more information contact
Ralph Pacillo 0433 117 801
Gerard Pacillo 0431596154

To register your interest or to make an offer, click the link below:

<https://prop.ps//r56lFUL7k6u3>

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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 215339



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More About this Property

Property ID	HSTH67
Property Type	House
Land Area	730 m ²
Including	Toilets (1)

Gerard Pacillo 0431 596 145

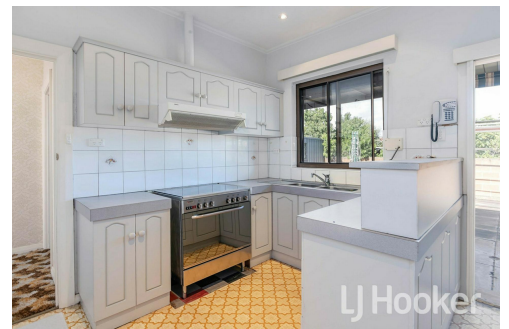
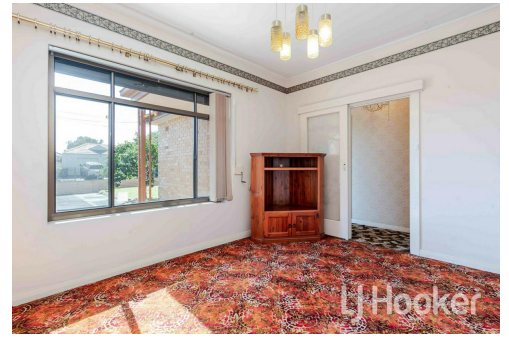
Property Consultant | gerard@ljhfp.com.au

Ralph Pacillo 0433 117 801

Licensee | ralph@ljhfp.com.au

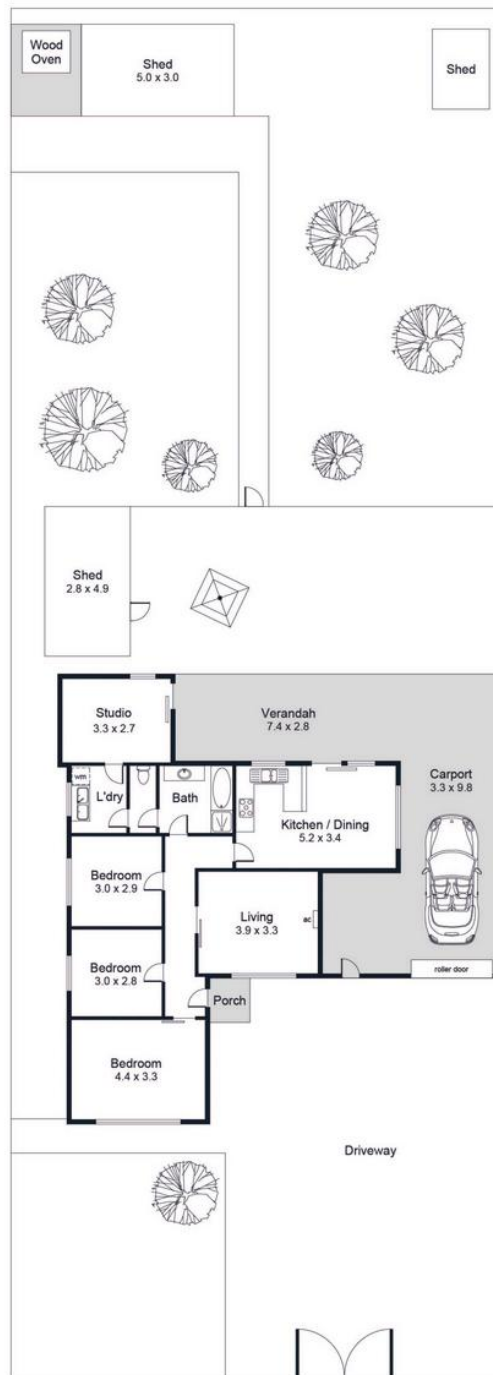
LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



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Area (Estimate only)	
Living	94.5 m ²
Carport	41.9 m ²
Shed	28.7 m ²
Verandah	21.0 m ²
Porch	1.9 m ²
Total	188.0 m²

For illustrative purposes only.
All measurements are approximate