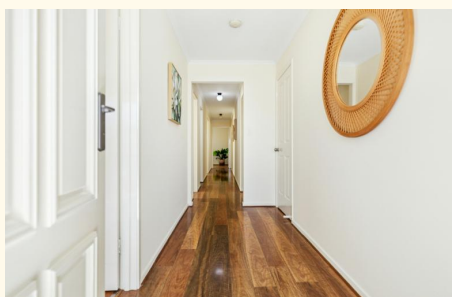




Sold



47 Leven Avenue, Seaton

Sandstone Appeal and Everyday Ease

Beautifully presented and thoughtfully designed, this single-level sandstone fronted home brings together warmth, comfort and practicality in a location that's both central and convenient. Offering a flexible floor plan with multiple living zones, generous accommodation and easy indoor-outdoor flow, it's ideal for those seeking a relaxed, low-maintenance lifestyle without compromise - perfect for downsizers, young families or anyone wanting a secure and well-connected Seaton address.

Property Features

- Sandstone-fronted facade with timeless street appeal
- Open-plan kitchen, dining and lounge area with bay window, ceiling fan and direct outdoor access
- Neat and tidy kitchen with stainless steel appliances, gas cooktop, dishwasher, puratap, walk-in pantry and ample bench space
- Separate lounge
- Undercover outdoor entertaining areas
- Three bedrooms with ceiling fans and built-in wardrobes
- Main bedroom featuring bay window, walk-in robe and ensuite
- Family bathroom with separate bath, shower, vanity and toilet
- Timber floorboards throughout main living areas

3 2 2

FOR SALE
Sold At Auction

AGENTS

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

Nick Carpinelli
0403 347 849
nickc@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.

LJ Hooker

- Spacious laundry with external access and built-in storage
- Automatic double lock-up garage with internal access
- Additional off-street parking behind an electric gate
- Ducted reverse-cycle air conditioning
- Easy-care gardens for a lock-up-and-leave lifestyle
- Solar panels
- Tool shed

Perfectly positioned in a convenient location of Seaton, the home is moments from Gleneagles Reserve and Playground, Findon Shopping Centre, local cafés and dining options. Quality schools such as Seaton Park Primary and Seaton High are nearby, while public transport ensures easy access to both the city and coastline - delivering a lifestyle of comfort, connection and everyday ease.

For more information, 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 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

MORE DETAILS

Property ID	4ZXMF8
Property Type	House
House Size	219 m2
Land Area	409 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli 0403 347 849

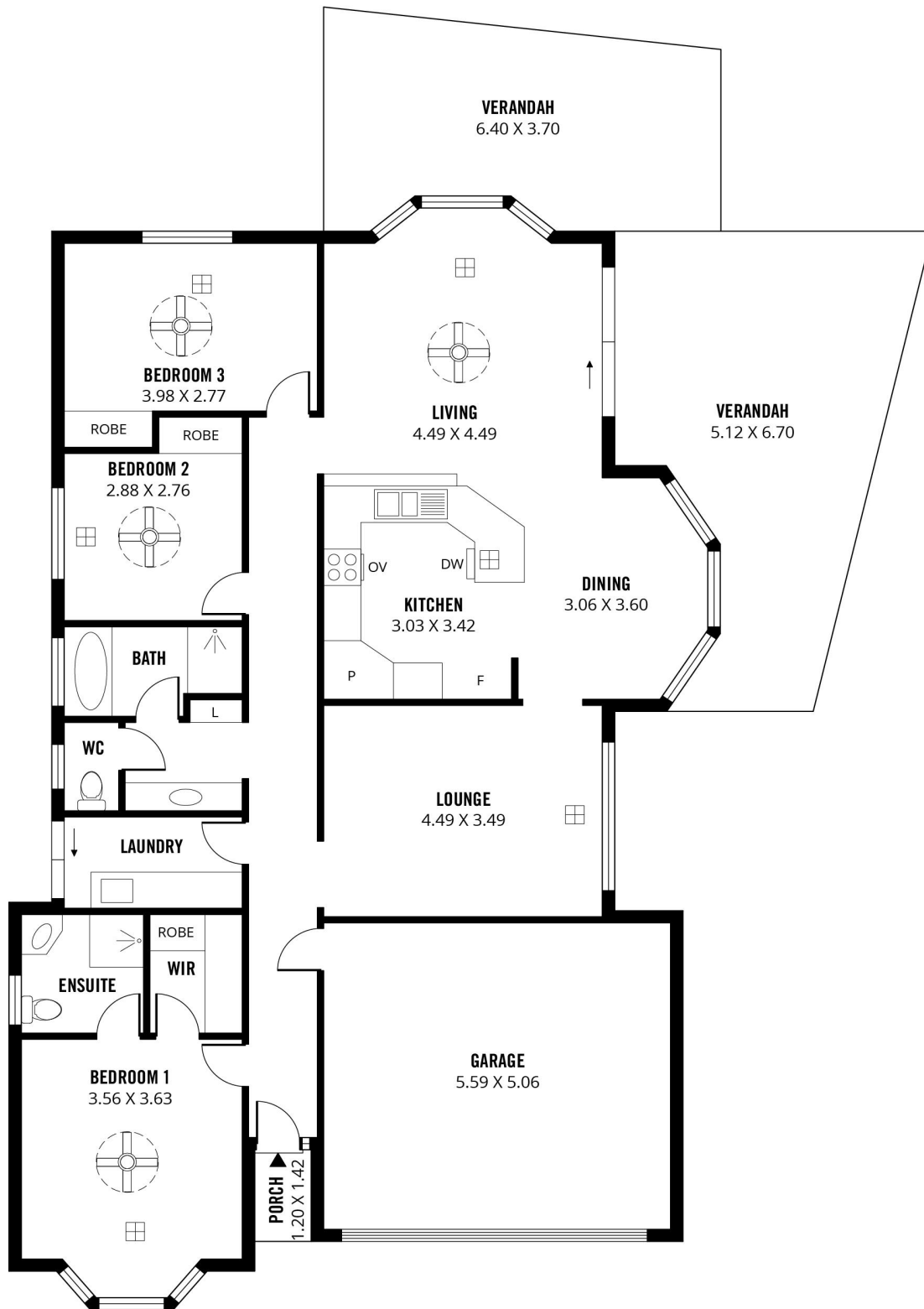
Sales Representative | nickc@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

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





219m²

TOTAL

139m²

Living

47m²

Verandah

31m²

Garage

2m²

Porch



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.

Produced by The Fotobase Group

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.

 LJ Hooker