



Seaton, 4a Morley Road

Low-Maintenance Living with Room to Move

Perfectly positioned in the heart of Seaton, this affordable home offers low-maintenance appeal and strong investment potential. Thoughtfully designed for comfort and functionality, it features bright open-plan living with a seamless flow between the kitchen, dining and lounge. The kitchen includes stainless steel gas appliances, a dishwasher, and a generous bench with ample prepping space-ideal for everyday meals or entertaining. A modern palette, abundant natural light and easy-care finishes complete this relaxed coastal lifestyle package.

Features You'll Love:

- * Spacious open-plan kitchen, dining and living area with floating timber flooring
- * Modern kitchen with spacious kitchen bench, dishwasher and stainless-steel gas cooktop and oven
- * Reverse cycle split system air conditioning
- * Main bedroom with walk-in wardrobe and private ensuite



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.



For Sale
Sold at Auction

View
ljhooker.com.au/4ZAEFE8

Contact
Josie Auricchio
0419 269 503
josiea@ljhookerwestlakes.com.au
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

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

- * Two additional bedrooms with mirrored built-in wardrobes
- * Central bathroom with built-in bath, separate shower, and toilet
- * Secure single garage with internal access and automatic roller door
- * Neat laundry with external access
- * Paved private courtyard

Located in a well-connected pocket of Seaton, the home is within easy reach of Nazareth Catholic College and St Michael's College, making it an ideal choice for families. Spend weekends exploring the River Torrens Linear Park Trail, visiting the Henley Beach Jetty & Foreshore, or enjoying a game at Seaton Ramblers Football Club. Plus, you're just minutes from the retail and dining convenience of Westfield West Lakes.

Opportunities like this are rare-act fast and don't miss your chance to secure this fantastic home.

For more information about the property, please contact Josie Auricchio on 0419 269 503 or 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 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 About this Property

Property ID	4ZAEFE8
Property Type	House
Land Area	354 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

Josie Auricchio 0419 269 503

Sales & Property Management Specialist | josiea@ljhookerwestlakes.com.au

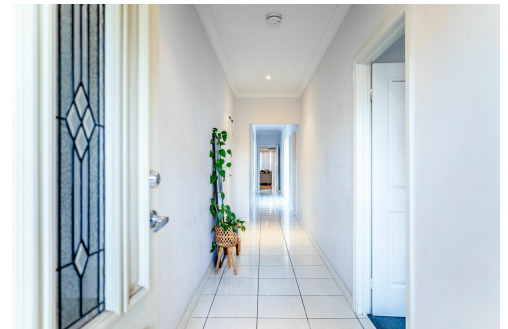
Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

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

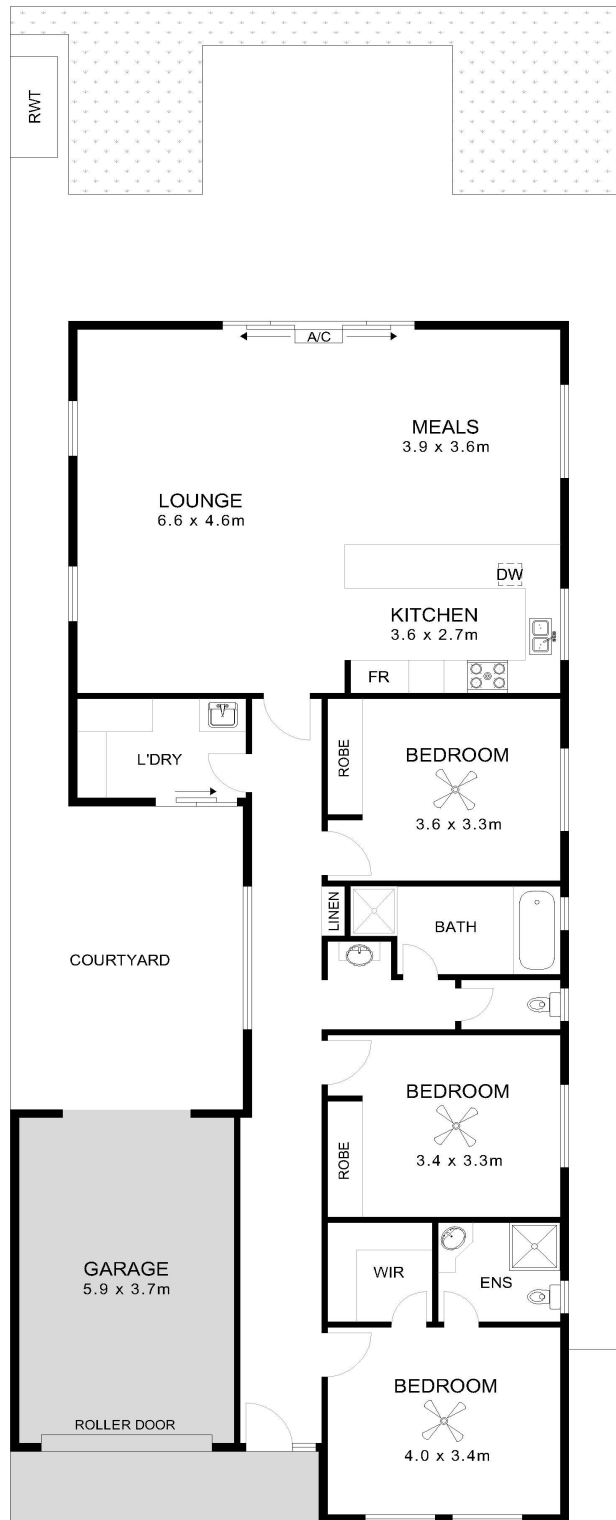
139 Tapleys Hill Road, SEATON SA 5023

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



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.

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



Approx Gross
 Living = 139m²
 Garage = 22m²
 Porch = 7m²
 Total = 168m²

4a Morley Road Seaton

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



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

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.