



5 Fourth Avenue, Seaton

## Excellent First Home or Investment Opportunity

Positioned to suit a wide range of buyers, this well-presented home offers an excellent opportunity for first home buyers, couples, downsizers, and investors alike. Move straight in and enjoy, update over time, or add your own personal touches to truly make it your own. The property also presents potential to extend or explore development opportunities (subject to council consent). Featuring high ceilings, an abundance of natural light, and a fresh, modern feel throughout, this is a home that combines immediate comfort with exciting future potential.

Property Features:

- Updated double brick home with tiled roof and rendered front facade
- Lounge room with electric heater and split system air conditioning
- Kitchen and meals area with all new electric cooktop and oven
- Outdoor entertaining area with Shade Cloth Sail
- Main bedroom with built in robe and split system air conditioning
- Bedroom 2 with built in robe and split system air conditioning
- Main bathroom with full-size bath and separate toilet
- Laundry with linen cupboard for additional storage
- Floating floorboards throughout
- High ceilings enhancing space and light

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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### AUCTION

Sat 18th Apr @ 11:00AM

### VIEW

Wed 8th Apr @ 5:00PM - 5:30PM

### AGENTS

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

Nick Carpinelli  
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### AGENCY

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



- Security screen doors to front and rear
- Fully fenced backyard with a generous grassed area
- Single carport with additional off-street parking

This property is positioned in a well-connected location between the city and the sea and is close to both The Royal Adelaide Golf Club and The Grange Golf Club. For families, it is within close proximity to quality public and private schools including Seaton Park Primary School, West Lakes Shore School, Hendon Primary School, Nazareth Catholic College, St Michael's College, and Seaton High School.

Enjoy easy access to everyday shopping at Westfield West Lakes and Hendon Shopping Centre, along with nearby cafes and local amenities, as well as Bunnings Woodville for added convenience. Public transport is easily accessible, with bus routes along Tapleys Hill Road and the nearby Albert Park train station offering park and ride facilities and direct access to the Adelaide CBD, adding to the overall lifestyle appeal of this well located property.

**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	50EWF8
Property Type	House
Land Area	339 m2
Including	Air Conditioning Toilets (1)

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

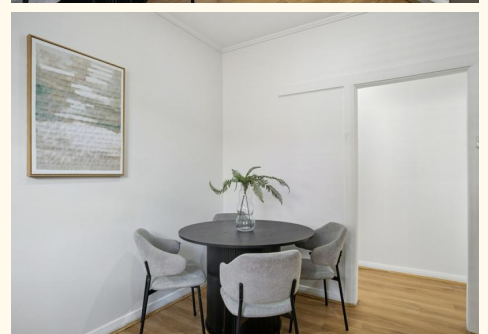
**Nick Carpinelli 0403 347 849**

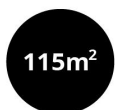
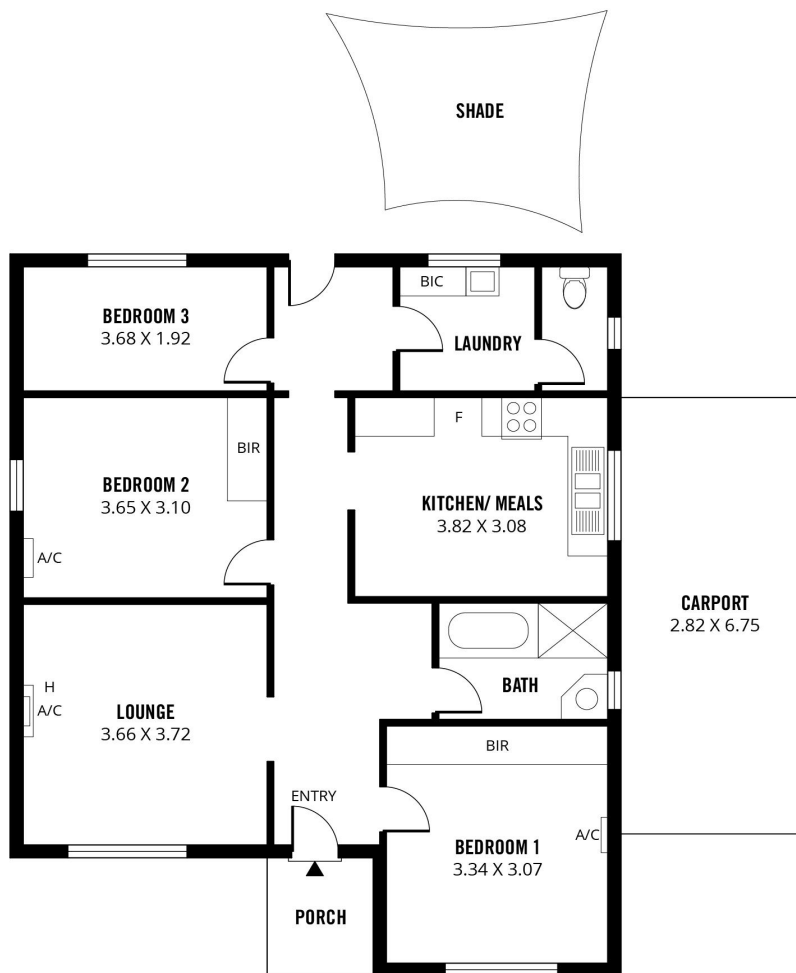
Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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**TOTAL**



Living



Porch



Carport



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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