

6 South Parade, Seaton




## Spacious Courtyard Living with Character Appeal

Set behind a replica character stone front facade, this well presented courtyard home offers a practical and comfortable layout with light filled interiors and thoughtfully updated spaces. The home centres around a generous open plan living, dining and kitchen area that connects seamlessly to the outdoor entertaining space, creating an easy environment for everyday living and hosting guests.

With three well proportioned bedrooms, ample storage throughout and a functional single level design, the home delivers flexibility and convenience for a wide range of buyers. Modern finishes, neutral tones and established gardens enhance the sense of space and liveability, while the secure rear yard provides a private outdoor retreat.

### Property Features:

- Replica character stone fronted facade
- Main bedroom with bay window, walk in wardrobe and private ensuite
- Bedrooms 2 and 3 with built in wardrobes and ceiling fans
- Central main bathroom with separate shower and bath
- Brand new kitchen with modern appliances, plenty of bench space,

3  2  2 

### FOR SALE

Sold at Auction

### AGENTS

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### AGENCY

LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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 **LJ Hooker**

built-in pantry, gas cooktop, oven, Smeg dishwasher, and double sink

- Open plan living and dining area with ceiling fans
- Updated laundry with ample bench space and storage as well as external access
- Newly Installed ducted reverse cycle air conditioning throughout
- Secure enclosed rear yard with spacious lawn area and garden shed
- Covered outdoor pergola ideal for entertaining
- Single garage with automatic roller door and internal access

Positioned in a well established pocket of Seaton, the home is close to a range of everyday amenities. Local schooling options include Seaton Park Primary School, Hendon Primary School, Seaton High School and Findon High School. Shopping and dining are easily accessed at Westfield West Lakes and Hendon Shops, while public transport nearby provides convenient connections to the CBD and surrounding suburbs. Pedlar Reserve is close by for outdoor enjoyment, and Grange Golf Club is only a short drive away, adding to the lifestyle appeal.

For further 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	506HFE8
Property Type	House
House Size	177 m2
Land Area	391 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

#### Rosemary Auricchio 0418 656 386

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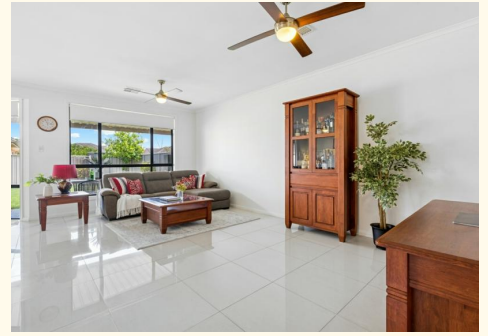
#### Nick Carpinelli 0403 347 849

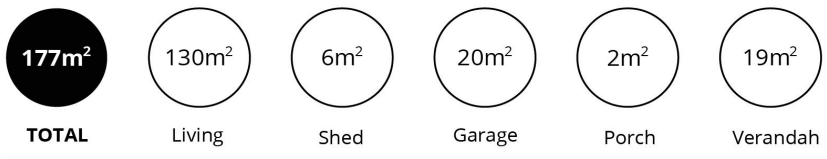
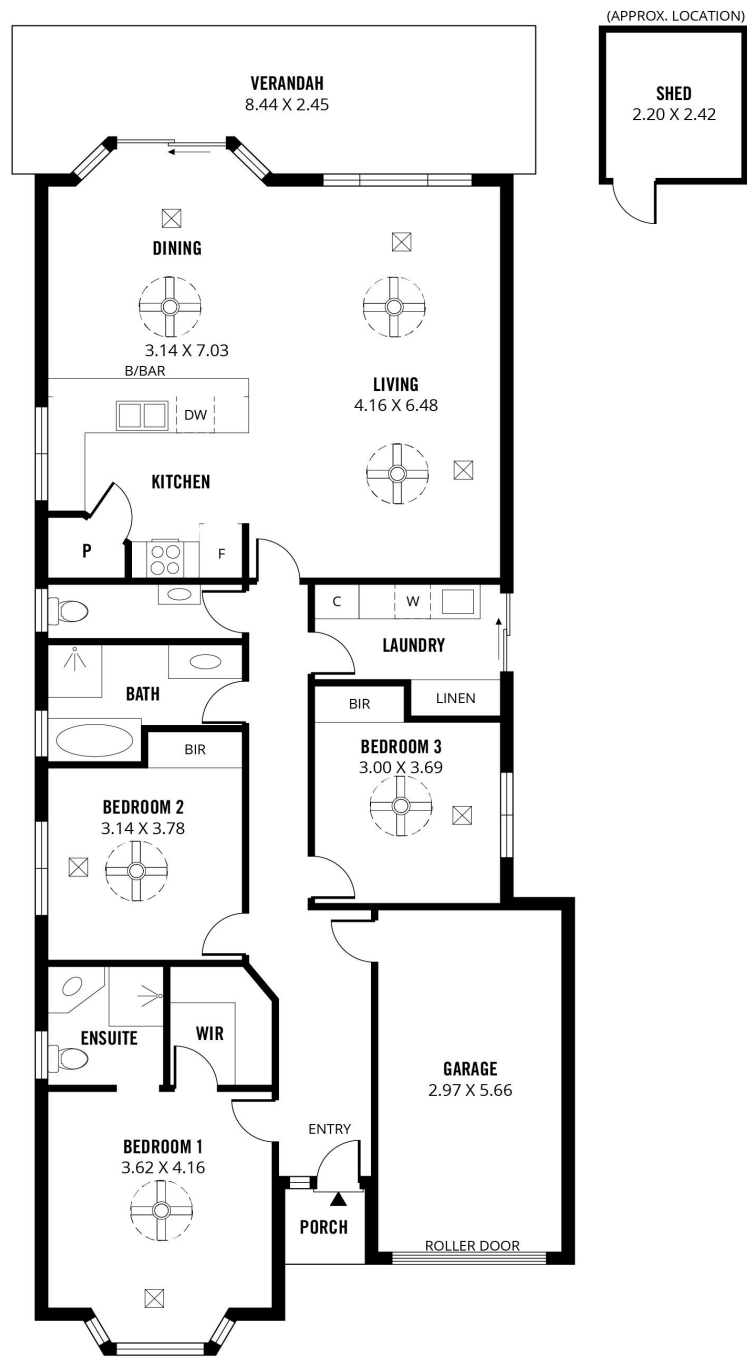
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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