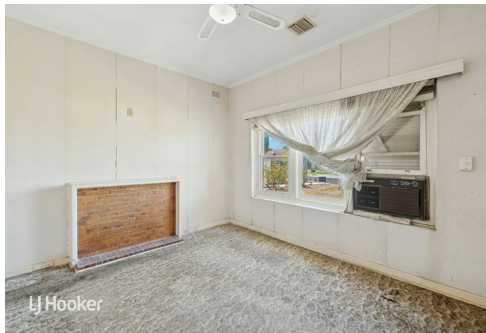




**SOLD**

LJ Hooker



## Seaton, 9 Munro Avenue

Explore Great potential in the Heart of Seaton

Welcome to 9 Munro Ave, Seaton, this 3 bedroom house sits on a generous 690sqm allotment (approx). Whether you're looking to build your dream home or you're an investor seeking a high-potential development site, look no further.

Featuring a highly desirable north-south orientation, this solid brick home requires some tender love and care or knock it over and start again.

Zoning for Seaton Park Primary School, Fulham Gardens Primary School, Findon High School, and more.

Enjoy easy access to West Lakes Shopping Centre and nearby beaches. Just minutes away from the Royal Adelaide Golf Club, ensuring a lifestyle of convenience and leisure.

The potential here is only limited by your imagination!

(\$900,000)



### For Sale

Sold by Nick Ploubidis, LJ Hooker Kensington Unley

### View

[ljhooker.com.au/6161FDJ](http://ljhooker.com.au/6161FDJ)

### Contact

#### Nick Ploubidis

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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.

CT: Volume 5310 Folio 196

Council: City of Charles Sturt

Council Rates: \$1,466.50 per annum (approx)

Water Rates: \$189.01 per quarter (approx)

Land Size: 690 square metres (approx)

Year Built: 1960 (approx)

## More About this Property

<b>Property ID</b>	6161FDJ
<b>Property Type</b>	House
<b>House Size</b>	191 m2
<b>Land Area</b>	690 m2

### Nick Ploubidis 0423 840 514

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

### Denise Yan 0416 150 601

Sales Associate | [dyan@ljhkensingtonunley.com.au](mailto:dyan@ljhkensingtonunley.com.au)

### LJ Hooker Kensington | Unley (08) 8431 6088

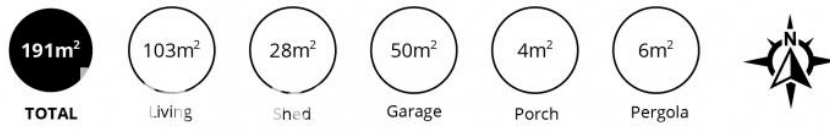
295 Kensington Road, KENSINGTON PARK SA 5068

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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.

Produced by The Fotobase Group