



2/11 Munro Avenue, Seaton

Peaceful, Private and Low Maintenance Living

Sitting between the beach and the CBD, this well-maintained, move-in-ready home offers the perfect combination of privacy, convenience, and modern living in a highly desirable location. Designed for easy living, it provides a space that's both functional and low-maintenance, making it ideal for those who want a home that's ready to enjoy without any fuss. With undercover space to entertain family and friends, this property ticks all the boxes for a practical and comfortable lifestyle. Whether you're a growing family, downsizers, or professionals, this home is sure to impress.

Key Features:

- Well-maintained home with high ceilings throughout
- Spacious living area with a unique curved corner window bringing in natural light
- Living area flows seamlessly into the open-plan kitchen and dining area
- Open-plan kitchen with stainless steel gas cooktop and oven, dishwasher, and breakfast bar
- Sliding doors lead out to an undercover entertainment patio and verandah, perfect for relaxing in your private backyard
- 3 good-sized bedrooms, all with built in wardrobes, positioned in

3  2  3 

FOR SALE

Offers Closing Tue 17th Mar by 12pm
USP

VIEW

Mon 2nd Mar @ 5:00PM - 5:30PM

AGENTS

Rosemary Auricchio
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AGENCY

LJ Hooker West Lakes | Henley Beach
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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.



- separate bedroom wings for privacy
- Main bedroom with ensuite and built in wardrobe, plus sliding doors leading directly to the relaxing patio
- Main bathroom with separate bath and shower
- Ducted reverse cycle air conditioning throughout for year-round comfort
- Automatic single garage with internal access and drive-through roller door
- Two additional carparks also available on the property
- Fully enclosed backyard with established gardens and lawn offering privacy
- Functional laundry with storage and direct access to the backyard

Perfectly positioned for convenience and lifestyle, this home is in close proximity to the Royal Adelaide Golf Club, with easy access to transport, shops, and parks. A short drive away from Westfield West Lakes and Findon Shopping Centre for all your shopping needs, entertainment, and cafes. It's also within reach of quality public and private schools, including Woodville High School, The Grange Primary School, St Frances School, Nazareth College, and St Michael's College. Enjoy nearby reserves offering beautiful green spaces for outdoor activities.

For further information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

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

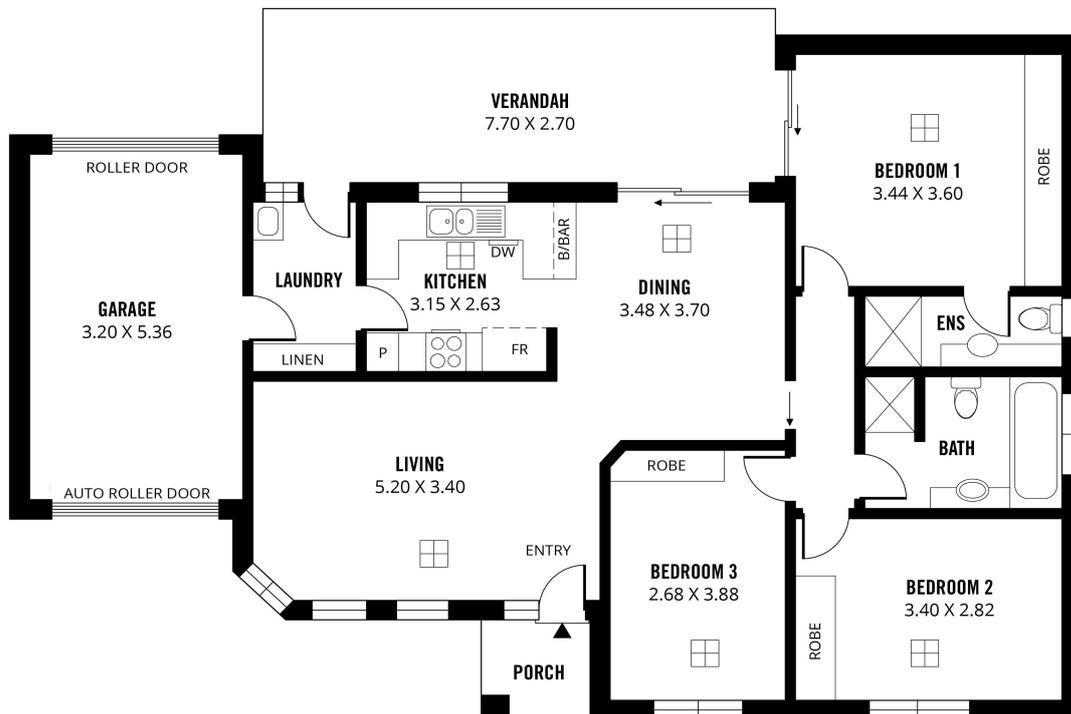
MORE DETAILS

Property ID	50BVFE8
Property Type	House
Land Area	270 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards Built-in-Robes

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152m²

TOTAL



107m²

Living



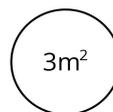
21m²

Verandah



21m²

Garage



3m²

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.

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