



2/4B Ayr Avenue, Seaton

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Affordable Living at Its Best - Modern Comfort & Easy-Care

Perfectly positioned in one of Seaton's most convenient locations, this stylish and low-maintenance home offers the ideal combination of comfort, space and modern living. Featuring three generous bedrooms, including a master suite with walk-in robe and ensuite, the home centres around a light-filled open-plan kitchen, dining and living area. The modern kitchen is equipped with gas cooking, dishwasher, ample storage and a breakfast bar, while sliding doors open seamlessly to the covered outdoor entertaining area and private rear yard, creating the perfect setting for everyday living and entertaining.

Features included:

- Three spacious bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in robes to bedrooms two and three
- Light-filled open-plan living and dining area
- Modern kitchen with gas cooktop, dishwasher and breakfast bar
- Main bathroom with separate bath and shower
- Ducted reverse-cycle air conditioning throughout
- Solar power system for improved energy efficiency
- Separate laundry with external access
- Secure single garage with internal access

FOR SALE

\$850K - Offers Closing 27th June - 2pm (USP)

VIEW

Mon 15th Jun @ 4:30PM - 5:00PM

AGENTS

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AGENCY

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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.



- Covered alfresco entertaining area
- maintenance rear yard
- " Garden shed for additional storage
- " Neutral décor and quality finishes throughout

Located just moments from local shopping, quality schools, public transport, reserves and sporting facilities, while being only a short drive to Westfield West Lakes, Grange Golf Club and Adelaide's stunning coastline, this is an outstanding opportunity to secure a quality home in a highly sought-after western suburbs location. A fantastic opportunity to enjoy modern living, convenience and lifestyle in the ever-popular suburb of Seaton.

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

Please note images may have been digitally or AI enhanced for illustrative purposes only.

MORE DETAILS

Property ID	50P7FE8
Property Type	House
Land Area	227 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

Josie Auricchio 0419 269 503

Sales & Property Management Specialist |
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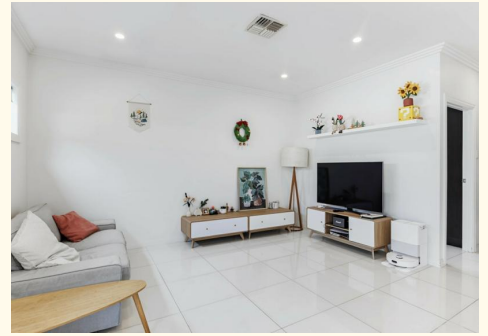
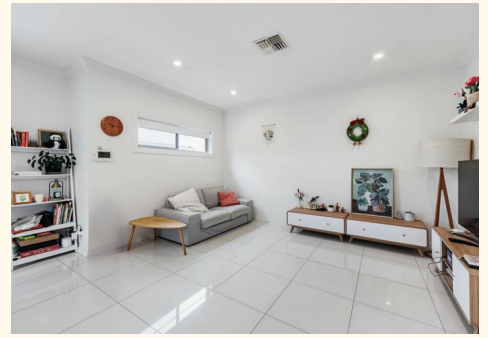
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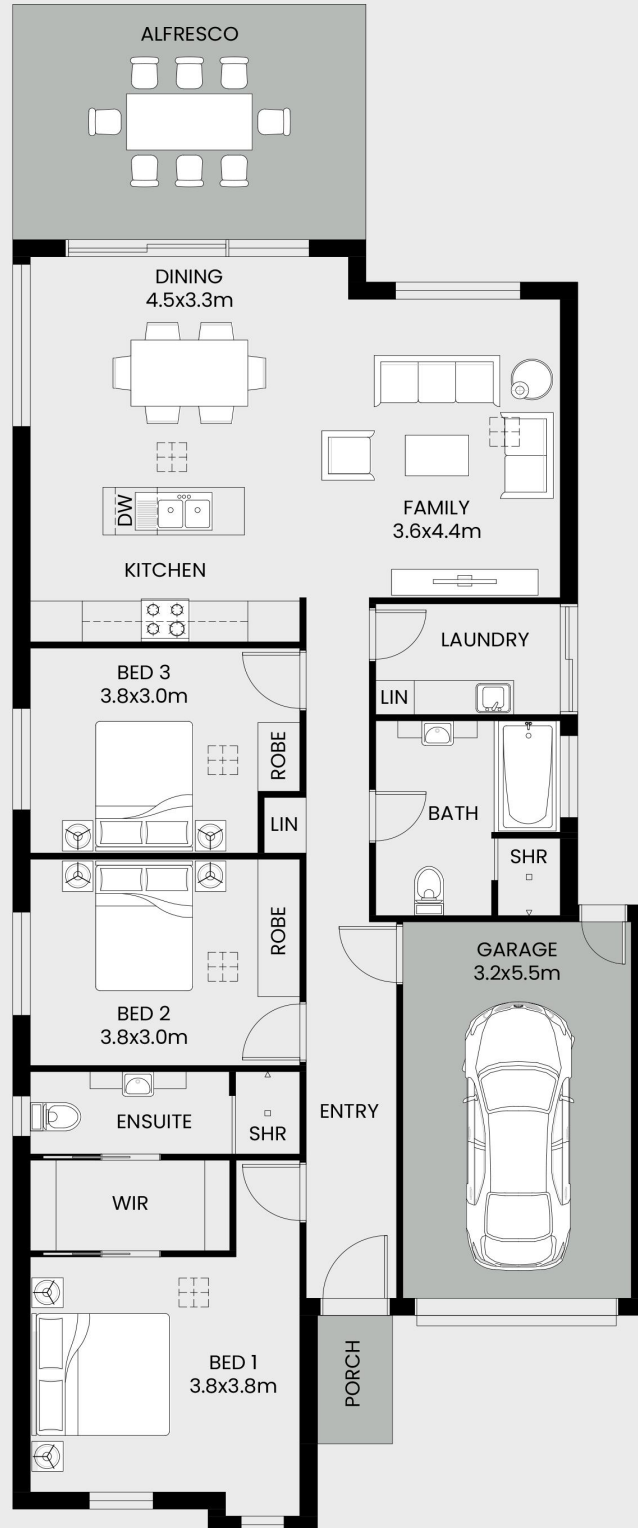
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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