



2/4B Ayr Avenue, Seaton

Three Bedrooms, Solar and Effortless Courtyard Living

Offering modern comfort, generous living spaces and an easy-care lifestyle, this beautifully presented Seaton home is ready for its next owner. It is an excellent opportunity for first-home buyers, downsizers and investors seeking quality, convenience and value in a desirable location.

The light-filled open-plan kitchen, dining and living area flows seamlessly to the outdoor entertaining space. The modern kitchen offers quality appliances, excellent storage and generous bench space, while the master bedroom includes a walk-in robe and private ensuite. Bedrooms two and three feature built-in robes, and the easy-care outdoor area provides the perfect setting for entertaining or relaxing.

Key Features

- Contemporary, low-maintenance home
- Spacious open-plan kitchen, dining and living area
- Modern kitchen with quality appliances, excellent storage and generous bench space
- Master bedroom with walk-in robe and private ensuite
- Bedrooms two and three with built-in robes

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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FOR SALE
\$795,000 - \$820,000

VIEW
Wed 23rd Sep @ 5:00PM - 5:30PM

AGENTS
Josie Auricchio
0419 269 503
josiea@ljhookerwestlakes.com.au

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



- Stylish main bathroom with quality finishes
- Ducted reverse-cycle air conditioning
- Solar system for improved energy efficiency
- Secure garage with internal access
- Covered outdoor entertaining area
- Lawn area and garden shed
- Easy-care, lock-up-and-leave lifestyle
- Excellent opportunity for owner-occupiers and investors

Perfectly positioned close to Westfield West Lakes, local cafés, public transport, reserves and quality schools, with Adelaide's western beaches and the CBD also within easy reach.

Don't miss this opportunity to secure a modern home in one of the western suburbs' most convenient locations.

For further information please contact Josie Auricchio 0419269503

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 some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

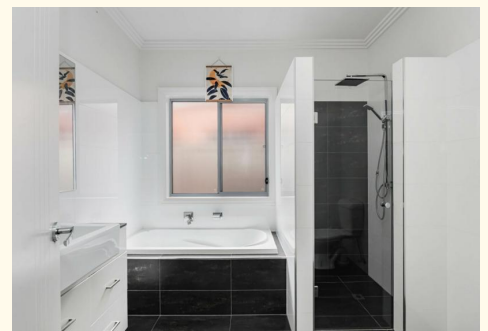
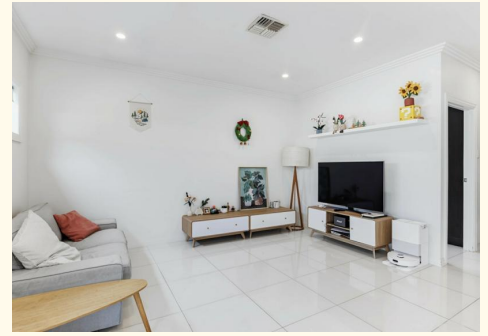
Property ID	50P7FE8
Property Type	House
Land Area	227 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Grey Water System

Josie Auricchio 0419 269 503

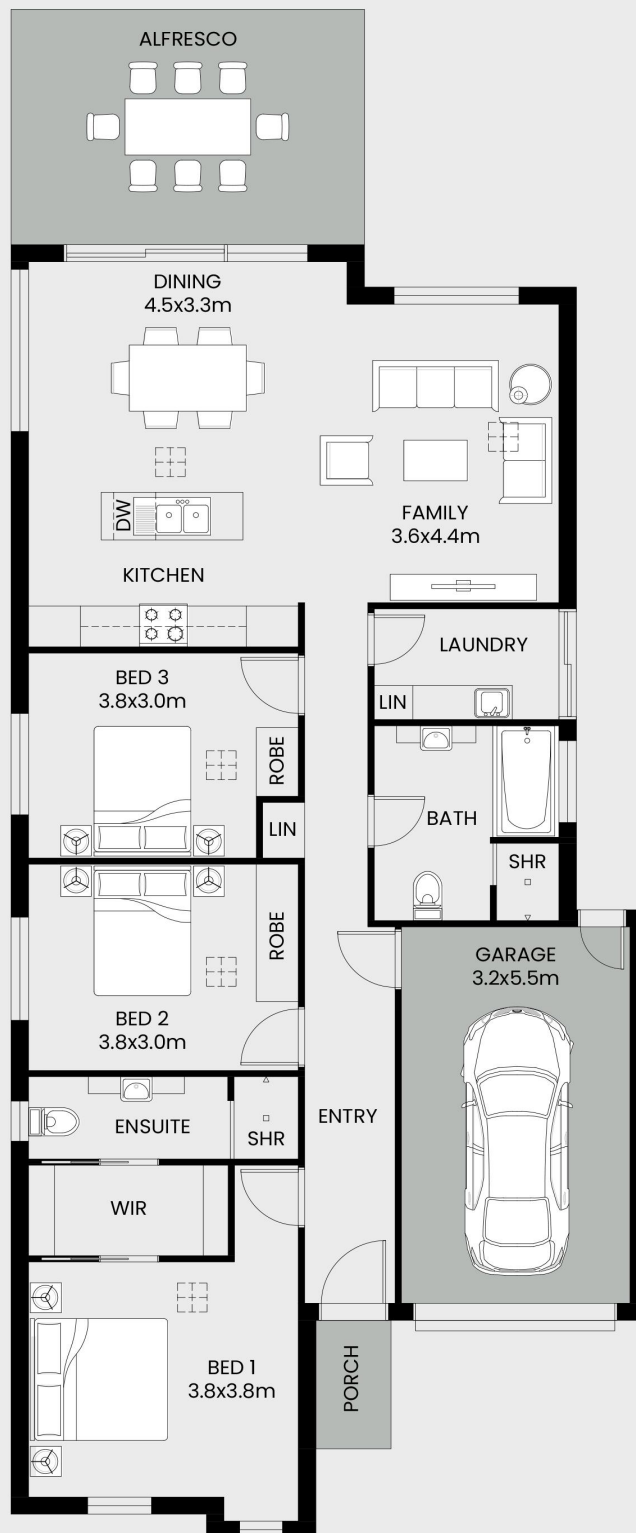
Sales & Property Management Specialist |
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FLOOR PLAN

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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