



Seaton, 15/166 Trimmer Parade

Perfectly Positioned Two-Storey Unit in the Heart of Seaton

Welcome to 15/166 Trimmer Parade, Seaton - a charming and low-maintenance two-storey unit that blends convenience, comfort, and lifestyle in one of the western suburbs' most accessible locations.

This conventional-style residence is the perfect choice for first home buyers, savvy investors, or downsizers seeking a quality home without the upkeep. Step inside to find a light-filled living space that offers ample room for relaxing and entertaining.

The modernised kitchen is a standout feature, boasting sleek white cabinetry, stainless steel appliances, gas cooktop, and an abundance of storage space. Overlooking the open-plan dining area, it's a practical and stylish space for daily meals or weekend gatherings.

Upstairs, you'll find well-proportioned bedrooms with generous natural light, while the



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For Sale
\$655,000

View
ljhooker.com.au/Q3CHDM

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LJ Hooker Mile End | Woodville
(08) 8352 7111

central bathroom is complete with a full-size tub, separate shower, and functional vanity, perfect for families or shared living.

Perfectly positioned for convenience and coastal living, this home places you just minutes from Grange and Tennyson beaches, Westfield West Lakes, local shopping, vibrant cafes, public transport, quality schools, and scenic parks. Embrace the ease of a lifestyle where everything you need is right at your fingertips.

Key Features

- Beautiful timber-look floors in the kitchen and dining zones
- Split-system air conditioning for year-round comfort
- Dedicated laundry and second toilet downstairs
- Designated carport space and easy-care courtyard
- Securely located at the rear of a well-maintained group
- Fresh carpet for stylish and comfy feel
- 5 Minutes to Grange Beach or Westfield
- Zoned to Seaton High School

Specifications

Title: Strata Title

Year built: c1986

Council: City of Charles Sturt

Council rates: \$1,383.50pa (approx)

ESL: \$122.75pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	Q3CHDM
Property Type	Unit
Land Area	145 m2
Including	Air Conditioning Alarm Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport

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Sales Executive | dragan@ljhooker.me

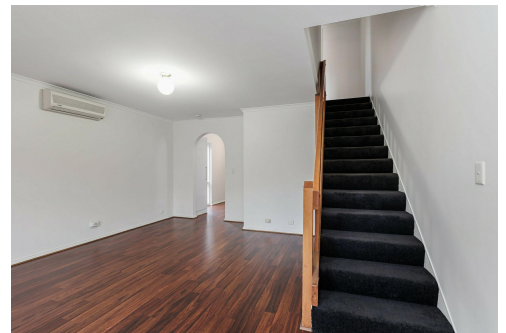
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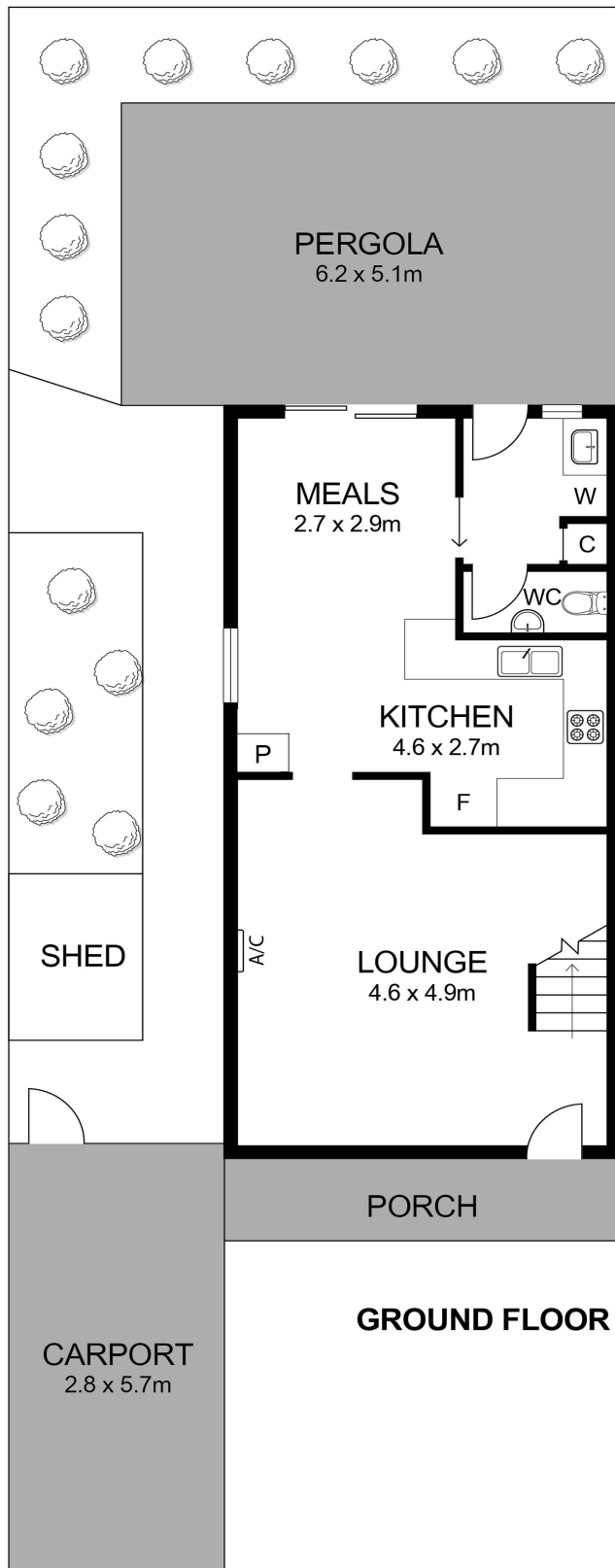
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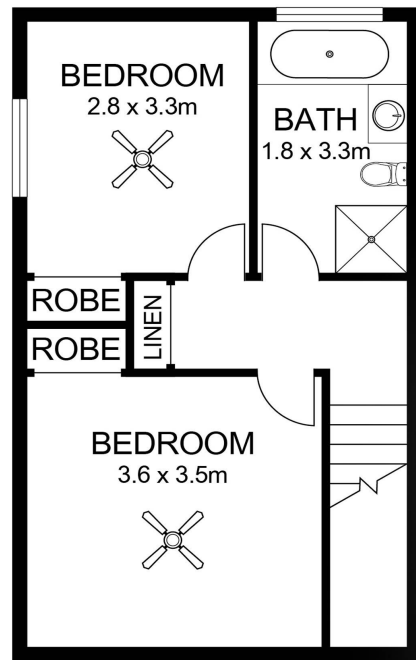


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Approx Gross
 Living = 98m²
 Pergola = 31m²
 Porch = 6m²
 Carport = 16m²
 Total = 151m²



GROUND FLOOR

FIRST FLOOR

15/166 Trimmer Parade Seaton

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography



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