



## Seaton, 2/33 Golfers Avenue

### Low-Maintenance Comfort in a Sought-After Location

Set in a well-maintained and tightly held group of only four, this charming single-storey home offers street frontage, complete independence, and a lifestyle of comfort and convenience. Ideally suited to first-home buyers, downsizers, or astute investors, the home is beautifully presented and thoughtfully laid out.

Step inside to find a light-filled interior with a warm, welcoming atmosphere. A spacious front lounge sets the tone, complete with an elegant gas heater and reverse split system air conditioner, while the adjacent open dining area flows into an updated kitchen boasting a stainless steel cooktop and oven, near-new Siemens dishwasher, generous bench space, and a double sink. This area leads directly out to a covered veranda-perfect for year-round entertaining.

The home offers three well-sized bedrooms, two with built-in wardrobes. The main bedroom includes a ceiling fan and a walk-through robe with direct access to the dual-entry



#### For Sale

\$685k - \$725k Offers closing by Mon 28th July USP

#### View

By Appointment

#### Contact

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bathroom, creating an ensuite-style layout. The bathroom itself has been enhanced with a large wall-mounted mirrored cabinet for extra storage, a wall-mounted makeup/shaving mirror, and a glass shelf above the sink. It also includes a separate bath and shower, while a separate toilet adds extra privacy. The spacious laundry with additional storage and external access further enhances liveability.

Outside, the private, low-maintenance courtyard includes an undercover veranda, a generous shed, and neat garden beds. Car accommodation is well covered with a secure garage offering drive-through access, additional off-street parking, and space for up to three vehicles.

Additional features include roller shutters to the front and sun-facing side windows as well as block-out curtains to help keep the interior cool in summer, a 3kW solar system to help with energy savings, and a peaceful, community-oriented setting.

#### Features You'll Love:

- Freestanding and single-storey, offering total privacy and easy access
- Three generous bedrooms two with built-in robes; main with ceiling fan and two-way bathroom access
- Updated kitchen with stainless steel cooktop and oven, near-new dishwasher, double sink and ample storage
- Welcoming lounge room with gas heater and reverse cycle split system air conditioner
- Open dining space with easy indoor-outdoor flow
- Refreshed two-way bathroom with separate toilet
- Private paved courtyard with undercover veranda and low-maintenance gardens
- Secure garage with automatic roller door and drive-through access
- Extra off-street parking, suitable for up to three cars
- Roller shutters to front and side windows
- 3kW solar system
- Handy garden shed and separate laundry with built-in storage

Ideally positioned in the heart of Seaton, you're just minutes from local shops, public transport, Westfield West Lakes, golf courses, and a short drive to the coastline. Whether heading to Grange Beach or enjoying Port Adelaide's growing café culture, you'll love the balance of lifestyle and location.

A rare opportunity to secure a freestanding home in a boutique group-ready to move straight in and enjoy.

For further details, 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



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## More About this Property

<b>Property ID</b>	4ZHHFE8
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Alarm Courtyard Dishwasher Built-in-Robes Secure Parking Liveability

**Rosemary Auricchio 0418 656 386**

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