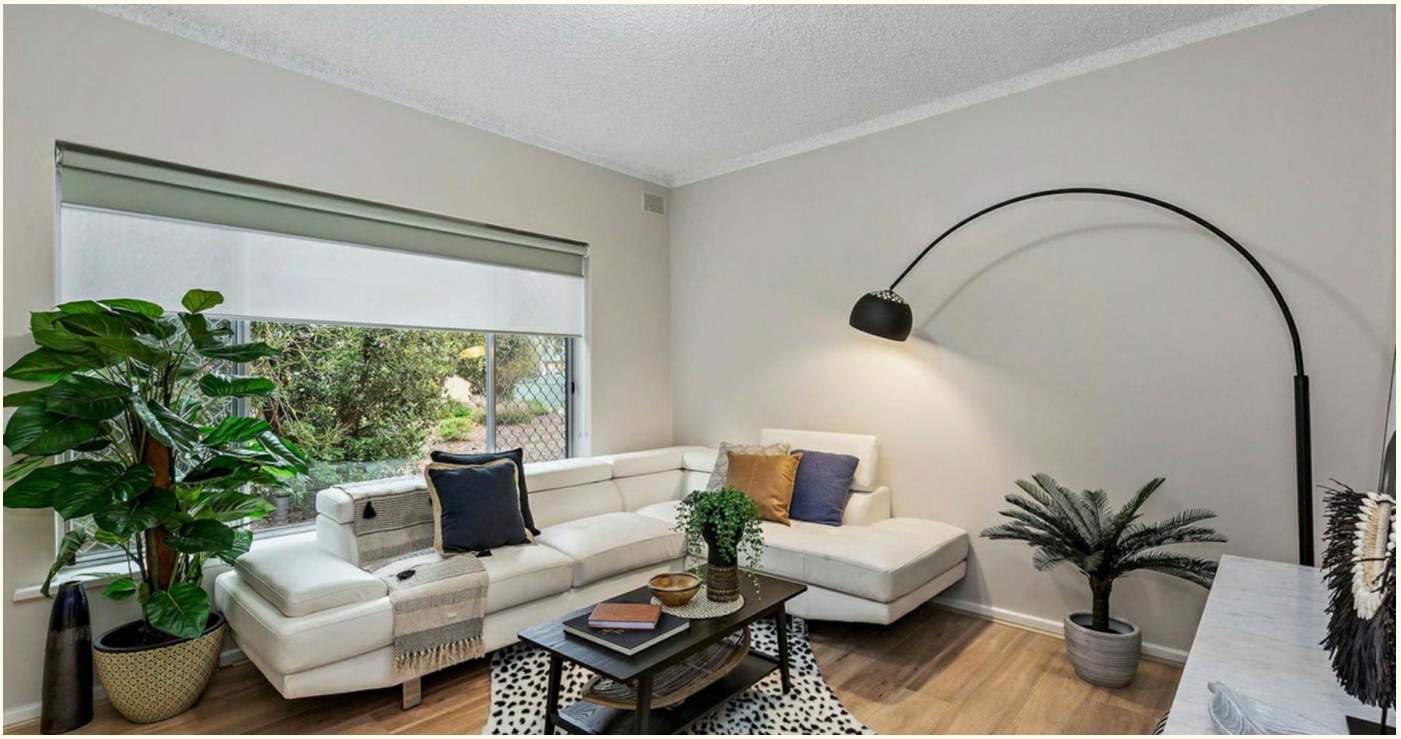








3/14 Montrose Avenue, Seaton

An Excellent Entry into the Market with Spacious Ground-Floor Living

Enjoy spacious ground-floor living in this updated two-bedroom apartment, where modern, neutral interiors and large windows welcome natural light, creating an airy and inviting home. This solid-brick property features a generous, practical floor plan with a spacious separate living area, a functional kitchen and dining space, generous bedrooms and allocated undercover parking. Offering comfort and easy, low-maintenance living in a central location, it is an appealing choice for first home buyers, couples, downsizers and investors alike.

Key features:

- Updated kitchen with electric stove top and oven leading into meals and dining area
- Spacious living area with airconditioning and ceiling fan
- 2 generously sized bedrooms
- Main bedroom with built-in-wardrobe and ceiling fan
- Bathroom with vanity, full bath, shower and toilet
- Separate laundry room
- Linen cupboard
- Air conditioning to the lounge room & main bedroom

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.

2 1 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Donna Farquhar
0461 363 915
donna@ljhookerwestlakes.com.au

AGENCY

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

LJ Hooker

- Floorboards throughout living and bedrooms
- Undercover parking for one vehicle
- Access to communal gardens

Perfectly positioned in a well-connected location, the home is close to both Royal Adelaide Golf Club and Grange Golf Club. Everyday convenience is also within easy reach, with Westfield West Lakes, Hendon Shopping Centre, local cafes and amenitie nearby. Enjoy the beach lifestyle with Grange and Henley Beach only a short drive Public transport along Tapleys Hill Road provides convenient access to the Adelaide CBD, completing an appealing lifestyle in one of Adelaide's popular western suburbs.

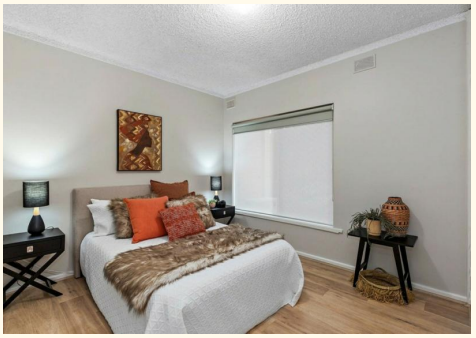
For further information please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar 0431 363 915.

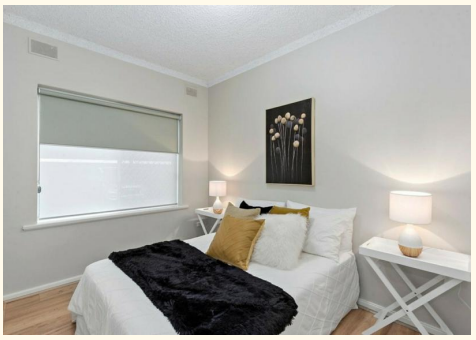
Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 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	510GFE8
Property Type	Unit
Including	Air Conditioning Toilets (1) Floorboards Built-in-Robes











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84m²	67m²	3m²	14m²
Total	Internal	External	Garage/Shed/Storage

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only.
This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.
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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