



6 Basten Avenue, Seaview Downs

## Near Level Low Maintenance Allotment Offering Sweeping Coastal Views

Perched in a peaceful pocket of Seaview Downs, 6 Basten Avenue blends classic mid-century character with stylish modern updates. Freshly refurbished throughout, this inviting home captures lovely views across Adelaide and out to the coast - the perfect setting for relaxed family living.

Highlights include;

- Charming cream brick frontage and timeless street appeal with wide 21.39m frontage
- Spacious front lounge with feature brick mantle - the ideal spot to unwind
- Expansive second living area with large picture windows framing the stunning outlook
- Galley style kitchen complete with gas cooking, dishwasher and handy servery
- Three generous bedrooms, each with built-in robes
- Dedicated study or home office, easily adaptable as a fourth bedroom

4 1 2

**FOR SALE**

Please Call

**AGENTS**

Jarad Henry  
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jarad@ljhglenelgbrighton.com.au

Debbie Mundy  
0401 597 482  
debbie@ljhglenelgbrighton.com.au

**AGENCY**  
LJ Hooker Glenelg | Brighton  
(08) 8294 6000

- Fully tiled family bathroom with bath, wide vanity and corner shower
- Paved rear yard featuring a shaded pergola and verandah - great for entertaining
- Secure single garage, carport and dual driveways offering extra off-street parking

More to love;

- 5kw solar system to help reduce energy costs
- Updated paint, new blinds and timber look floors throughout
- Reverse-cycle air conditioning and ceiling fans for year round comfort
- Gas heater to the lounge

Conveniently located close to local shops and cafés with Westfield Marion, Seacliff Beach and Gilbertson Gully all within easy reach. Quality schools including Seaview Downs and Darlington Primary, Seaview High and Flinders University are nearby - making this an exceptional choice for families and professionals alike.

To submit an offer on this property visit this link:

<https://prop.ps/LnsdtFvjGQdp>

Property Details:

Council: Marion

Council Rates: \$1944.32pa

SA Water: \$206.20pq

House Size: 223 sqm (approx)

Land Size: 587sqm

Year Built: 1963

Expected Rental Return: \$660 pw

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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.

RLA 182909

## MORE DETAILS

Property ID	Q7TGW0
Property Type	House
House Size	223 m <sup>2</sup>
Land Area	587 m <sup>2</sup>

### **Jarad Henry 0418 842 701**

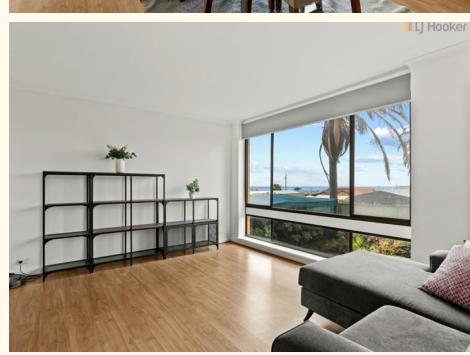
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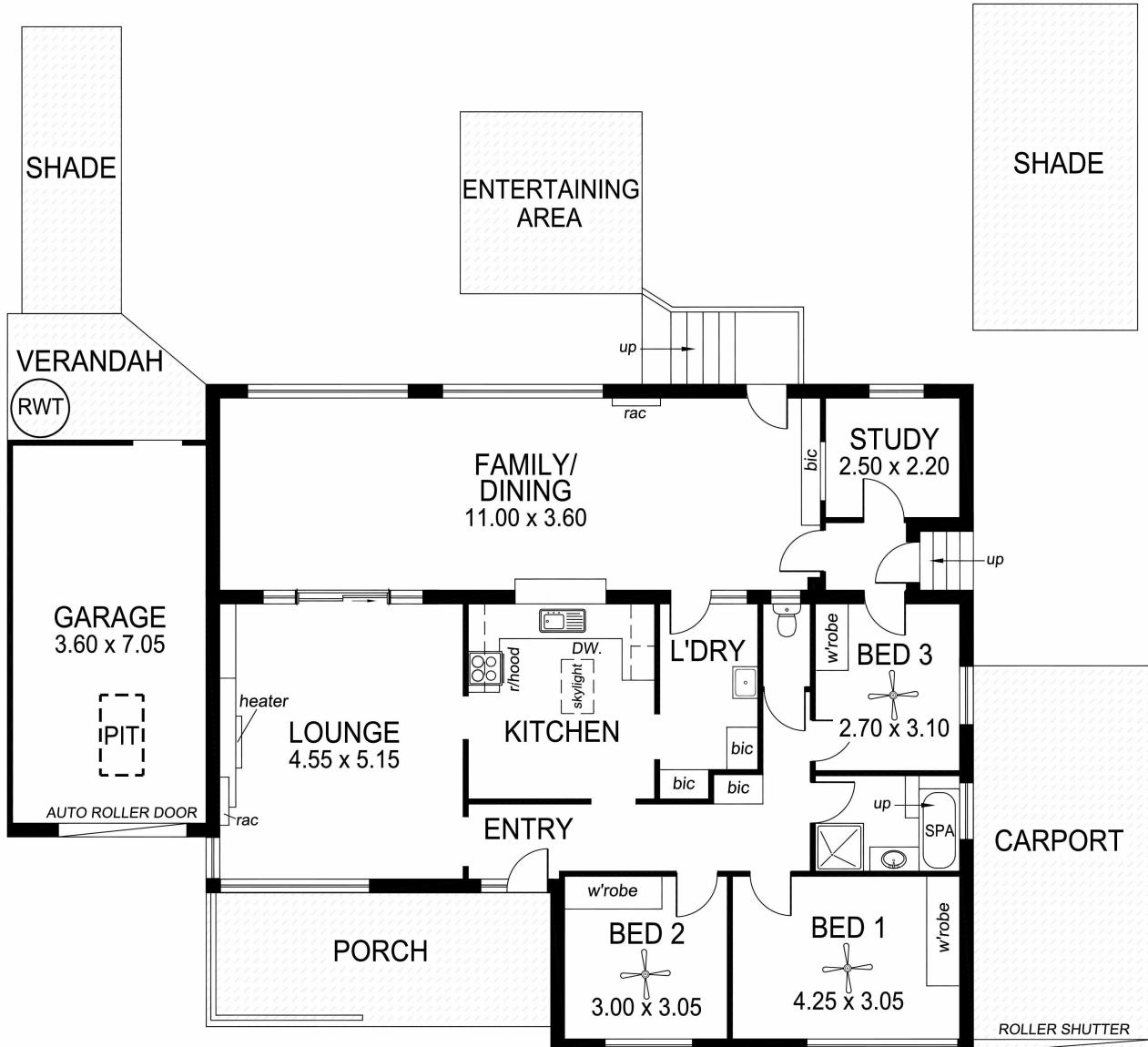
### **Debbie Mundy 0401 597 482**

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

### **LJ Hooker Glenelg | Brighton (08) 8294 6000**

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TOTAL AREA:	223.55m <sup>2</sup> /24.03sqm
(Estimate only)	(incl. porch, carport & garage)

This drawing is for illustration purposes only.  
 All measurements are approximate only and information  
 intended to be relied upon should be independently verified.