

35A Kingston Ave, Seacombe Gardens, SA 5047**Best Offer (17/11 USP)**

House 3 1 1 1



Easy-Care Living in a Convenient Location

First National Lewis Prior takes pride in presenting this property to the market.

Combining comfortable living with an enviable level of convenience, this Torrens Title courtyard home presents an excellent opportunity for first home buyers, downsizers and investors seeking a low-maintenance lifestyle.

Offering three well-proportioned bedrooms, the main bedroom features a walk-in robe and convenient access to the two-way bathroom, while a separate toilet adds everyday practicality.

The 2.7-metre ceilings enhance the sense of space, complemented by ducted reverse-cycle air conditioning for year-round comfort.

The well-appointed kitchen comes complete with dishwasher, electric oven & Gas cooktop, a pantry and breakfast bar, overlooking the lovely tiled open-plan living and dining area. This inviting space flows seamlessly outdoors to a rear (north facing) courtyard with verandah, creating a relaxed setting for entertaining friends or simply enjoying a little time out, all without the upkeep of extensive gardens.

A garage with automatic roller door and internal access provides secure entry and vehicle accommodation, while the Torrens Title ownership offers the added benefit of no community fees or by-laws.

The location delivers genuine lifestyle convenience, with Westfield Marion providing an extensive choice of shopping, dining and everyday essentials. The Marion Leisure Centre is nearby for swimming, fitness and recreation, while convenient bus services and Oaklands Railway Station offer public transport connections for commuting into the city or travelling further afield.

Whether you're looking to enter the property market, downsize to something more manageable or add to your investment portfolio, this appealing courtyard home is well worth your inspection.

For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis or Paul Harris

Council Rates: \$1,598.74 p.a

SA Water: \$106.22 p.a

Listed By

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