



Torrens Title Stand-alone Stylish Modern Family Home in Prime location



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13 Glamis Avenue, Seacombe Gardens

Auctioned for \$900,000 (Jun 29, 2024)

Welcome to an exceptional opportunity for first-time home buyers, downsizers, and investors to acquire a beautifully designed and constructed three-bedroom home at 13 Glamis Avenue, Seacombe Gardens. Featuring modern amenities and a neutral color scheme throughout, this inviting home is move-in ready for its new owners.

Upon entering, you're greeted by a spacious hallway. The master bedroom, with a view of the street and abundant natural light, includes a walk-in robe and a recently updated ensuite for your convenience. The second and third bedrooms both have built-in robes. The main family bathroom, also recently updated, comes with a separate toilet to meet your needs.

The home boasts an open-plan living, dining, and kitchen area. The kitchen offers ample storage and a large island, perfect for showcasing your culinary skills. The open living area, with easy-care tiled flooring, is ideal for hosting gatherings.

The low-maintenance backyard features a veggie patch for growing your favourite herbs and vegetables, and a spacious, tidy garden shed to keep all your tools organised.

Lifestyle

Seacombe Gardens is the perfect location, within walking distance to Westfield Marion

Property ID: L27701960

Property Type: House

Garages: 1

Open Parking: 2

Land Area: 383.0 sqm

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Shopping Centre for all your daily needs. It's just a 10-minute drive to the coast, where you can enjoy romantic sunsets and water sports. Additionally, it's conveniently located near the entrance of the Southern Expressway. There are countless reasons to settle in this convenient area.

Features include:

Master bedroom with walk-in robe and ensuite

Bedrooms 2 and 3 with built-in robes

Spacious open-plan kitchen, dining, and lounge area

Kitchen with gas cooking, large island bench, and ample cupboard space

Large laundry with external access

Beautiful family bathroom with separate toilet

Split air-conditioning throughout

Single garage with remote-controlled roller door

Two additional on-site car parking spaces

Additional features include:

LED downlighting

Easy-care tiled flooring

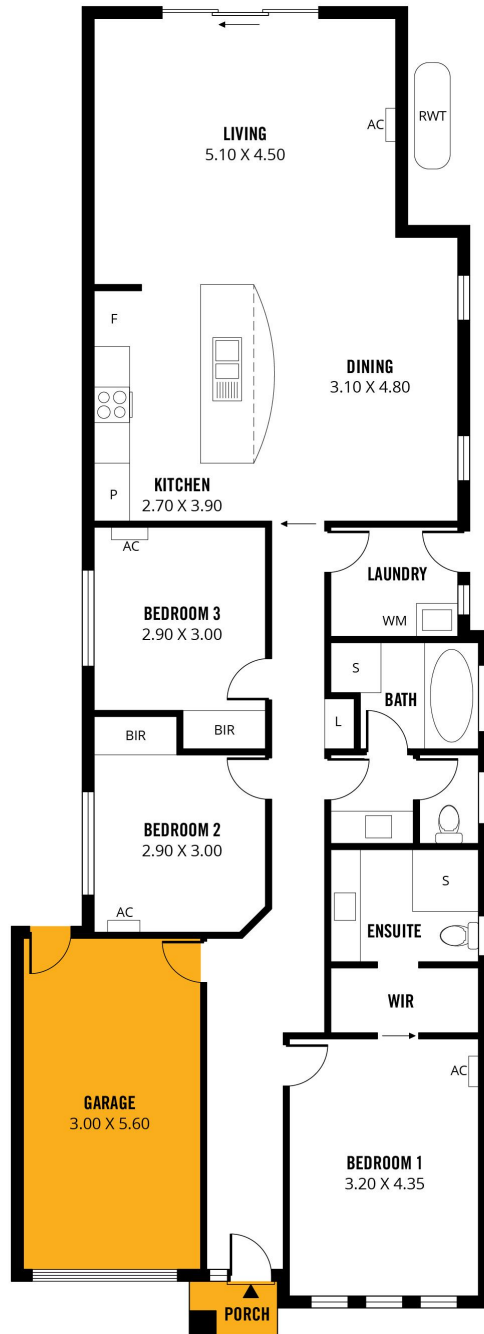
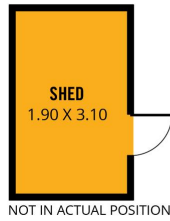
Cozy carpeting in all bedrooms

Low-maintenance gardens ready for your personal touch

Nearby, you can explore local reserves, play tennis on a nearby court, and enjoy the beach, which is only a 10-minute drive away. Schools in the vicinity include Stella Maris Parish School, Darlington Primary School, Sunrise Christian School, and Seaview High School. It's also a 5-minute walk to Westfield Marion Shopping Centre and close to public transport links.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

*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 Form 1.



144m²

TOTAL

120m²

Living

6m²

Shed

17m²

Garage

1m²

Porch



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. Produced by The Farnham Group