

Sold



11 Kingborn Ave, Seaton



## STUNNING SOLID BRICK HOME WITH 2 LIVING AREAS ON A CORNER ALLOTMENT

Peter KRINIS of KRINIS real estate is delighted to offer you this absolutely, Beautiful, Stunning Solid Brick Family Home, in the popular suburb of Seaton, sited on a corner allotment of some 670sqm Approx Prime land.

This property is perfectly positioned on the corner of Kingborn and Dawkins Avenue, giving you vehicle access off Dawkins Avenue can be a development opportunity, (STCC).

The current owners have kept this home meticulously maintained over the years and it is a real credit to them. All the hard work has been done for the next owners, to just simply move in and enjoy the luxuries of this wonderful family home.

There has been a Brand New Kitchen installed with Solid Granite Benchtops & Granite Splashbacks fitted.

Top Quality Stainless Steel Fisher & Paykel Appliances have been fitted with a 900mm Gas Cooktop, Double Door Oven & a Double Drawer Dishwasher for that busy family.

**\*\*WHY YOU NEED TO MAKE THIS HOME YOURS:**

- \* 3 BEDROOMS ALL WITH MIRRORED BIRS
- \* 2 LIVING AREAS
- \* 5KW SOLAR POWER PANEL SYSTEM
- \* 2 GAS HEATERS

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	130
<b>Land Area</b>	670 m2

### Agent Details

Peter Krinis - 0404971965

### Office Details

NORTH PLYMPTON  
44 Hawson Ave North Plympton SA  
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- \* DAIKIN ZONED R/C CENTRAL AIR-CON
- \* SEPARATE WALL UNIT AIR-CON
- \* DOUBLE GARAGE OFFERING AUTO PANEL LIFT UP DOOR
- \* 2ND GARAGE WITH UNDERGROUND PIT
- \* SOLID JARAH TIMBER FLOORS IN THE LIVING AREAS
- \* SOLID PINE TIMBER FLOORS IN THE BEDROOMS
- \* CEILING FANS IN EVERY ROOM
- \* DOWNLIGHTS FOR THAT MODERN FEEL
- \* HUGE GABLE ROOF UNDERCOVER PERGOLA
- \* A SEPARATE UNDERCOVER BBQ AREA
- \* FULL LENGTH REAR VERANDAH
- \* POP UP SPRINKLERS
- \* AUTO ROLLER SHUTTERS
- \* FULLY ARMED SECURITY SYSTEM IN THE HOME & GARAGES

As you can see, this home is packed with loads of features. Perfectly positioned close to a choice of schools, shopping centres, the recently upgraded QEH & Public transport.

Only minutes to the Adelaide CBD & Beaches.

Make and Offer, to be the new owner of this absolutley beautiful home.

FOR DEFINITE SALE!

Council: City of Charles Sturt

Council Rates: \$1,303.00 p.a

SA Water: \$770.36 p.a

ES Levy: \$128.30 p.a

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