

obrien

Property Profile.

Private Sale
17 Denbigh Road, **Seaford**

Council Rates: \$3,164.45 pa
Water Rates: \$740.24 pa
Rental Appraisal: \$950 - \$1,000 pw
Land Size: 576 sqm

Age of Property: Built 2023
Owners Corp: N/a
Price Range: \$1,375,000 - \$1,500,000
Terms: Prefer 45-60-90-120
10% Deposit

Home Features: 4 Beds, 2 Bath, 2 Living, 1 Study, 3 Toilets, Sep Laundry, 2 Garage, 1 Extra Car Space, Decking, Pergola/Alfresco

Fixtures & Fittings: Timber flooring, double glazing, under-bench lighting, walk-in wardrobe, freestanding bath, bathroom underfloor heating, ducted heating & refrigerated cooling, outdoor heating, provision for built-in speakers, solar panels, three-phase power equipped for EV charging and caravan outlets, FTTP connection, remote-controlled double garage.

Local Schools: Seaford North Primary 800 m
Seaford Primary School 900 m
Patterson River Secondary 4 km

Local Shops: Seaford Village 1.3 km
Woolworths 2 km
Aldi 3 km

Transport: Seaford Station 1.2 km
Bus Stop – Route 780 500 m

Beach: Seaford Beach 1.3 km



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for Section 32



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Electrical Features

The house has 3 phase power, fully protected circuits and switchboard

Dedicated 20A circuit currently on a 15A outlet for caravans (can be used for EV charger)

All bedrooms/living rooms/bathrooms - have a spare switch wire at nearest down light.

Fibre Optic to the modem

Underfloor heating in both bathrooms

Heated towel rails in both bathrooms

Cable run from inside switchboard to PowerPoint right of cooktop (for isolation switch) to cooktop (behind cabinetry)

Spare switch wire for front outdoor garden lighting found at front door switch corner outdoor gpo

2x spare switch wires for back outdoor garden lighting found at inside switch right of back sliding door and side back corner outdoor gpo

2x Speaker cables run to alfresco speakers (as seen)

2x Speaker cables run to roof space above couch in lounge room for future surround sound ceiling speakers

Lights not switched but on sensors - pantry, laundry LED strip, powder strip/pendant/exhaust fan, both bathroom LED strips (set for nighttime)