

**1 Berry Street, Aldinga Beach, SA 5173**



**House For Sale**

Wednesday, 22 May 2024

**1 Berry Street, Aldinga Beach, SA 5173**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Jemma Turner

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**\$499k - \$548k**

Situated just a short stroll away from the breathtaking Aldinga Beach Esplanade, 1 Berry Street presents a great opportunity in coastal living. Boasting a generous allotment spanning 780sqm with a convenient 20m frontage (approx.), this property offers endless potential in one of Aldinga Beach's most coveted locations. Currently home to a 1970s-built residence, this property features a spacious front lounge room complete with split system air conditioning, offering a comfortable space to unwind. The accommodation comprises two well-proportioned bedrooms, both serviced by the main bathroom. The galley-style kitchen overlooks the rear yard and provides plenty of cupboard and bench space, catering to the needs of everyday living. Outside, the expansive rear yard boasts great amount of lawn areas and greenery, with drive-through access to the large concrete shed equipped with power, offering ample storage or workshop space. For those with a vision, this property presents a fantastic opportunity for renovation and allowing you to customise the space to suit your lifestyle preferences. Alternatively, the option to demolish the existing house and build a stunning new home or subdivide the block (STCC - Zoned General Neighbour) opens up a world of possibilities for investors or those seeking to create their dream coastal retreat. Beyond the property's boundaries, Aldinga Beach offers a vibrant lifestyle with trendy cafes, shops, and quality schools nearby, including the esteemed 'Payinthi College'. Symonds reserve, just down the street, provides a wealth of recreational amenities, including a fully fenced dog park, children's playground, tennis and basketball courts, BMX track, and more. A short drive reveals numerous local beaches, farmers markets, and renowned wineries, while rail links to the city and beyond are easily accessible, making commuting a breeze. With public transport options abundant and the city just a 40-minute drive away, this property offers both convenience and connectivity. Embrace the exciting progress unfolding in Aldinga Beach, with new attractions and facilities continually emerging. Whether you're a first home buyer, couple, downsizer, or investor, this brilliant property promises an idyllic coastal lifestyle or a savvy addition to your portfolio. Don't miss the opportunity to explore all that 1 Berry Street has to offer. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182 Magain Real Estate: Seaford