

# 103 Emerald Boulevard, Aldinga Beach, SA 5173



## Sold House

Thursday, 11 April 2024

103 Emerald Boulevard, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



Duane Hart

0425626354

## Contact agent

103 EMERALD BOULEVARD, ALDINGA BEACH Nestled right in the heart of one of the most currently desired real estate pockets in the country, this ready to perform real estate opportunity for first home buyers, retirees and new to region investors has arrived. Duane Hart from Century 21 SouthCoast presents: 103 Emerald Boulevard, Aldinga Beach. Built in 2014, this family fit dual garage home sits on 360m<sup>2</sup> of land with over 129m<sup>2</sup> of living / shelter space. That space is made up of 3 bedrooms with built in robes, 2 bathrooms, large living / dining area with split system air conditioning & modern kitchen facilities. The property sits proudly amongst other quality homes and consistent surroundings ensuring the natural appeal of the region is protected for many years to come. The secret to the continued future success of this real estate, is the low cost of time maintenance living on these grounds at the property, The new owners immediately able to dedicate time to other areas of life with the confidence 103 Emerald Boulevard remains in great condition all year round. With a proven long history of high performance rent returns and low maintenance costs, the opportunity to attain a multi-faceted dual garage property of this standard with this price guide is very rare. 103 Emerald Boulevard, Aldinga Beach has your real estate future covered with the following features: \* Modern frontage with strong curb appeal\* 3 Bedrooms + 2 bathrooms + 1 Living\* Dual garage with additional multi car parking space\* Prudent and well-designed kitchen packed with storage options\* 2.7m high ceilings\* Electric oven & stove\* Security front window roller shutter\* Split system air conditioning in living area and master bedroom\* Spacious laundry with side property access\* Neatly paved rear verandah with therapeutic low maintenance garden. ☑Let's talk Aldinga Beach lifestyle... • Beach swims, walks & talks • South East hills views all year round • 500mts from Aldinga Shopping Centre • Highly credentialed school and education nearby services • Family & friendship celebrations & activities at nearby park and playground • Regular surrounding market & community events and only short drive to McLaren Vale ☑A historically proven performer for families and retirees, seize the opportunity : 103 Emerald Boulevard, Aldinga Beach Contact Duane Hart at C21 Real Estate on 0425 626 354 to register your interest. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. RLA 273693