

# 106 Rowley Road, Aldinga Beach, SA 5173

## House For Sale

Thursday, 14 December 2023

106 Rowley Road, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 784 m2**

**Type: House**



Amelia Langhans

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## Contact agent

Nestled alongside the pristine coastline of Aldinga Beach, 106 Rowley Road presents a superb opportunity encapsulating both immediate appeal and development potential. With a generous 784m<sup>2</sup> allotment, this large, flat site is subdividable, complete with approved plans for three stunning townhouses from Adelaide based architect studio Deslandes Design. These townhouses have been designed to appeal to a diverse market, from professionals seeking a stylish abode to families in need of space, and downsizers looking for a touch of luxury by the sea. These houses have been designed to maximise on daylight allowing the natural environment to blur the lines between indoor and outdoor spaces. Using rich and uncompromising finishes to boldly assert their presence in each space adding to the tactile and sensory experience of the rooms. A ground-breaking residential concept for Aldinga Beach. This versatile property currently boasts a solid three-bedroom brick home currently leased for \$380 per week, providing cash flow from day one. The current residence offers a practical layout including a three-way bathroom, comfortable living spaces, and a double carport. Positioned just a stone's throw from the Aldinga Shopping Centre, you will delight in the convenience of nearby amenities including supermarkets, medical clinic, pharmacies, and a selection of cafes and specialty stores. The property is also close to high-calibre educational facilities such as Payinthe College and Southern Vales Christian College, enhancing its attractiveness to families. Aldinga Beach is an undeniable drawcard, offering a scenic coastal destination for those who appreciate natural beauty and a place where community spirit thrives. The location is under an hour from the city and minutes from the world-renowned McLaren Vale wine region, providing the perfect blend of coastal serenity and urban accessibility.