

# 110 Esplanade, Aldinga Beach, SA 5173



## House For Sale

Thursday, 23 November 2023

110 Esplanade, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 730 m2**

**Type: House**



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**\$1.45M - \$1.55M**

Welcome to 110 Esplanade, a captivating home that seamlessly blends functionality with breathtaking views. This rare gem boasts not one, but two of everything you desire in a home – two kitchens, two living areas, two bathrooms, and three bedrooms. It's a harmonious combination of comfort and convenience, offering a lifestyle that goes beyond the ordinary. As you enter the ground floor, a living and meals area beckons with distinct charm. The front of the house is adorned with a delightful combustion fire, becoming the heart of the space, casting a warm and inviting glow that sets the tone for cozy evenings. Adjacent to this is a thoughtfully placed bedroom nestled away from the main living spaces. This bedroom is intelligently serviced by the central downstairs bathroom, offering both convenience and privacy. The kitchen is well appointed and offers ample storage while the adjacent laundry seamlessly integrates into the design and adds an extra layer of convenience with direct access to the rear yard. As you wander up the staircase, a second lounge room awaits, it's a haven for unwinding and taking in the spectacular views with sliding door access to the balcony presenting panoramic views that stretch across the mesmerizing ocean. Prepare to be pleasantly surprised by the second kitchen, radiating brightness and modernity with ample cupboard and bench space. An updated bathroom and the remaining two bedrooms, including the master bedroom with two built-in robes, complete the upper floor. Access to the rear balcony offers an elevated perspective of the lovely backyard and foothills, creating a serene retreat. The outdoor spaces are as enchanting as the interiors, with beautifully maintained and landscaped gardens that frame a large lawn area, perfect for children and pets to play. Storage is never a concern, thanks to the enclosed garage, double-length carport with drive-through access to a concrete shed. Situated in an ideal location, this property is a stone's throw away from Aldinga's Drive-On Beach, Aldinga Conservation Park, John Nicholl Reserve, and popular cafes & establishments. The convenience extends to driving distance amenities such Aldinga Central Shopping Centre, quality schools, Aldinga Football Club and much more. 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