

13 Aroona Road, Hallett Cove, SA 5158

Sold House

Tuesday, 7 May 2024

13 Aroona Road, Hallett Cove, SA 5158

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 642 m2

Type: House



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\$770,000

In the esteemed suburb of Hallett Cove, this charming residence creates a harmonious blend of comfort and convenience, perfectly suited for families or investors seeking a quality living experience. This home boasts an alluring facade complemented by its prime location, which affords residents impressive sea views and serene ambiance. This carefully maintained residence showcases three cosy bedrooms, one bathroom, and caters to the needs of small to medium-sized families. The interior exudes a warm and inviting atmosphere, well-maintained to offer a seamless blend of functionality and style. The inclusion of ceiling fans, ducted cooling, and a gas wall heater ensures a comfortable climate year-round. The layout is designed to maximise space and light, making it not only a place to live but a sanctuary to thrive and create lasting memories. Key features include:

- Three bedrooms all with ceiling fans
- Two way bathroom equipped with a bath, combining functionality and relaxation
- Single garage providing secure parking for one vehicle + workshop
- Ducted cooling throughout and a gas wall heater maintains year round comfort
- Kitchen complete with a functional dishwasher and sea views!
- Large living area with room for a formal dining or study area
- An enticing outdoor undercover entertainment area, perfect for social gatherings or quiet relaxation
- Tiered back yard with space for pot plants, a small table, and grass for the kids and pets to play
- Fruit trees galore (orange, lemon, lime, mandarin and nectarine)
- Location is close to schools, shops, and transport, offering exceptional convenience for daily life
- Sea views that offer a picturesque backdrop and enhance the living experience

This delightful property strikes the ideal balance between quiet enjoyment and the ease of access to local amenities, making it an unmissable opportunity for those who seek a well-rounded lifestyle. Its well-maintained condition and satisfactory materials lay a solid foundation for a home that's ready to welcome its new owners with open arms. Whether you're indulging in the tranquillity of your own serene outdoor space or stepping out to the nearby conveniences, this home is a testament to comfortable and convenient living in a premier South Australian locale.

Property Specifications: C/T 5529/264 Council: City of Marion Zoning: Hills Neighbourhood Year Built: 1987 Land Size: 642m² (approx.) Council Rates: \$1,429 p.a SA Water: \$157.09 p.q ESL: \$95.10 p.a Glenn Nelson | 0400 133 695 Jessica Clarke | 0407 312 091 (08) 8328 1400 | harcourtsplus.com.au We Create Success | Hallett Cove Specialists

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