

14 Emerald Boulevard, Aldinga Beach, SA 5173



House For Sale

Tuesday, 13 February 2024

14 Emerald Boulevard, Aldinga Beach, SA 5173

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 561 m2

Type: House



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Auction On-Site Sunday 3rd March 10:30AM

Nestled in the picturesque landscape of Aldinga Beach, 14 Emerald Boulevard beckons with its blend of modern comfort and coastal charm. As you step onto the property, a sense of serenity envelops you, courtesy of its expansive 561 sqm land size, providing ample space for relaxation and recreation. This four-bedroom, two-bathroom residence stands as a testament to comfortable living, offering a sanctuary where every corner whispers of tranquillity. The main suite serves as a private retreat, boasting an ensuite bathroom adorned with floor-to-ceiling tiles and a walk-in robe, ensuring convenience and sophistication intertwine seamlessly. The second and third bedrooms provide built-in robes, while the fourth offers versatility as a study. The minor beds are serviced by the main three-way bathroom, featuring floor-to-ceiling tiles, a bathtub, glass shower, dedicated vanity space, and a separate toilet, ensuring an adaptable experience. Entertaining finds its zenith here, with the sprawling layout encompassing a vast formal lounge area, ideal for hosting guests or unwinding after a long day. Transitioning effortlessly, the open-plan kitchen, living, and meals area unfurls. The thoughtfully appointed kitchen is a chef's delight featuring a spacious breakfast bar, a dishwasher, built-in gas stove, and abundant preparation and storage space. The family space leads to the inviting undercover alfresco space—an oasis for al fresco dining and moments of relaxation under the sun-kissed sky. The secure, grass filled backyard offers abundant space for the kids and pets to enjoy. The home is graced by a reverse-cycle ducted air conditioning system ensuring year-round comfort, while the security alarm allows peace of mind. Secure vehicle storage can be found within the double garage and additional driveway parking. Nestled in the heart of Aldinga Beach, known affectionately as 'Dingy' to locals, this residence offers more than just a home—it promises a lifestyle. Situated within the City of Onkaparinga on the Fleurieu Peninsula, residents are treated to a myriad of amenities and attractions. From pristine beaches and coastal trails to vibrant cafes and shops, Aldinga Beach invites you to embrace a life where every day feels like a holiday. Welcome home to 14 Emerald Boulevard, where luxury meets coastal living.

Property Features:

- Four-bedroom and two-bathroom home
- The master bedroom has a walk-in robe and private ensuite with floor-to-ceiling tiles
- The second and third beds have built-in robes
- Spacious front lounge room with window nook
- Open plan family, meals, and kitchen area
- The kitchen has a breakfast bar, dishwasher, a built-in gas stove, and ample bench and storage space
- Main three-way bathroom has floor-to-ceiling tiles, a bathtub, glass shower, dedicated vanity space, and a separate toilet
- Laundry room with bench top and cupboard space, and backyard access
- Large hallway cupboard for storage
- Reverse cycle ducted air conditioning system
- Blinds and curtains fitted across all windows
- Carpet flooring in the bedrooms and laminate timber floorboards throughout the living spaces
- Alarm security system for peace of mind
- Alfresco entertaining area with tiled floors
- Grass filled backyard space with a rainwater tank
- Double garage with auto panel lift doors
- Extra driveway parking available
- Tidy frontage with front verandah/porch
- Expansive 561 sqm land
- Close to the beach

Schools: The nearby zoned primary schools are Aldinga Beach Primary School, and Aldinga Payinthe College. The nearby unzoned primary school is Seaford Rise Primary School. The nearby zoned secondary school is Aldinga Payinthe College. The nearby unzoned secondary school is Mount Compass Area School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | ONKAPARINGA Zone | HDN - Housing Diversity Neighbourhood \\ Land | 561sqm (Approx.) House | 225sqm (Approx.) Built | 2007 Council Rates | \$TBC pa Water | \$TBC p qESL | \$TBC pa