

**16 Emerald Boulevard, Aldinga Beach, SA 5173**



**Sold House**

Tuesday, 15 August 2023

16 Emerald Boulevard, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



David Hams

0883662230

**\$635,000**

Please contact David for all of your property enquiries. Conveniently located withing easy access to shops, a number of schools, sporting facilities and public transport makes this property suitable for a range of different buyers. There is a wide double driveway that leads into a double garage accessed via dual automated panel lift doors. The front garden is very neat and well established that adds to the street appeal of this property. There is plenty of room and potential to create side access for caravan or boat storage if required. The separate tiled entrance gives access into the main bedroom that boasts a large bay window that frames an outlook over the front garden and comes with a ceiling fan, a walk-in robe and a private ensuite bathroom. Further along the entrance hall is private/secure internal access from the double garage and then you flow into the separate lounge room area. There is a very well appointed central kitchen that comes complete with stainless steel appliances including a dishwasher, electric oven with a gas cook top and range hood, there is a dual sink and good bench and cupboard space. The kitchen overlooks the adjacent dining and the spacious family room that is located at the rear of the home that offers direct access out to the rear patio area via sliding glass doors. Down the hallway is where you'll find bedrooms 2 and 3, both come with built-in robes and are serviced by an extremely neat 3-way designed main bathroom and a separate laundry room. Some added benefits of this home include a ducted reverse cycle air conditioning system that can be zoned to designated areas when required. There is a 4.6KW solar panel system and an instant gas hot water system. Outside is as neat and as well maintained as inside. There is a large rear patio area that is extremely private and comes with fitted café style blinds so it can be enjoyed all the year round. There is a lovely lawn area that is ideal for both kids or pets with a couple of tool/garden sheds and 2 x rainwater tanks on one side of the home and a well established easy care garden area on the other. This home has been much loved by the current owners and could be ideal for a range of different buyers. For any additional information or for any assistance at all, please make contact with David Hams on 0402204841 anytime. 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)