

**18 Kurna Avenue, Aldinga Beach, SA 5173**

**Sold House**

Friday, 3 November 2023

18 Kurna Avenue, Aldinga Beach, SA 5173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Shona Smart  
0432645565

**\$715,000**

Another SOLD by Shona Smart! This stunning property, boasting a steel frame and rendered exterior, offers a harmonious blend of modern elegance and functionality. Built in 2010, this home exudes modern charm and promises a comfortable lifestyle for its lucky new owners. Located in the popular Sunday Estate, within walking distance to the Aldinga Scrub Conservation Park and the pristine swimming beach, this is an amazing opportunity for you and your family. Upon entering, you'll be greeted by high ceilings that lend an airy and spacious feel to the entire residence. Ducted reverse cycle air conditioning ensures year-round comfort, making every day a delight. The large front living area is a welcoming space, featuring an easy-care flooring, perfect for relaxation or entertaining guests. The back living area seamlessly combines dining, kitchen and living in an open-plan layout, accentuated by a sliding access door that leads to the outdoor entertaining area. The kitchen is a modern masterpiece, with stone benchtops, ample pantry cupboards and a sleek induction cooktop. It's a culinary haven for those who love to cook and entertain. The adjacent laundry is both functional and convenient, offering easy access to the side yard. The master bedroom, at the rear of the property, is a haven of comfort, complete with carpet, a walk-in robe and a private ensuite. A glass sliding door grants access to the yard, creating a tranquil retreat within the property. Bedrooms 2, 3 and 4 each boast carpet and built-in robes, ensuring ample storage space. They share a well-appointed main bathroom that includes a vanity, bath and separate amenities, along with a linen cupboard for added convenience. Step outside and you'll discover a massive outdoor entertaining area featuring elegant paving, artificial grass and plenty of opportunities for the gardener of the family - a space destined for hosting gatherings and creating cherished memories. This property also offers practicality with a double garage equipped with a panel lift door and roller door access to the backyard. It's the perfect spot for storing vehicles, tools or setting up a workshop. This contemporary home is a true gem with its steel frame and rendered exterior, modern amenities and thoughtfully designed spaces. It's the ideal property for those seeking comfort, style, low maintenance and functionality all in one package. Don't miss the opportunity to make it your own!

**Main Features**

- Steel frame and rendered exterior
- Built in 2010 and located in the popular Sunday Estate
- Within walking distance to the Aldinga Scrub Conservation Park and the pristine swimming beach
- High ceilings throughout
- Ducted reverse cycle air conditioning throughout
- Large front living area with easy-care flooring
- Back living area seamlessly combines dining, kitchen and living in an open-plan layout, accentuated by a sliding access door that leads to the outdoor entertaining area
- Kitchen features stone benchtops, ample pantry cupboards and a sleek induction cooktop
- Laundry is both functional and convenient, offering easy access to the side yard
- Master bedroom at the rear of the property, is a haven of comfort, complete with carpet, a walk-in robe and a private ensuite
- Bedrooms 2, 3 and 4 each boast carpet and built-in robes, ensuring ample storage space
- Well-appointed main bathroom that includes a vanity, bath and separate amenities, along with a linen cupboard for added convenience
- Massive outdoor entertaining area featuring elegant paving, artificial grass and plenty of opportunities for the gardener of the family
- Double garage equipped with a panel lift door and roller door access to the backyard

**Property Information:** CT Ref: Volume 6048/Folio 761 Local Council: City of Onkaparinga Zoning: Residential - GN General Neighbourhood Council Rates: \$1,897.89 pa SA Water Rates: Supply \$74.20 & Sewer \$90.57 = \$164.77 pqESL: \$99.30 pa