

# 196 Aldinga Beach Road, Aldinga Beach, SA 5173



## House For Sale

Tuesday, 14 May 2024

196 Aldinga Beach Road, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 464 m2**

**Type: House**



John Lewis

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Nick van Vliet

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**\$580k - \$630k**

Auction Thu, 6th June - 4.30pm (usp) Under Instructions from Public Trustee Impeccably presented 3 bedrooms, 2 bathrooms home offering open plan living, boasting 2.7m high ceilings, double garage, entertainment area and 6m x 3.5m shed. Perfectly positioned just minutes from local shops, schools, amenities, and the beach

**What We Love About The Property;**

**Home;** 2.7m high ceilings throughout enhancing the sense of space throughout Freshly painted throughout offering a pristine canvas for your personal touch

**Open-plan kitchen/living/dining area** features a split system for year-round comfort and double sliding doors leading to the outdoor area

**Kitchen** is equipped with plenty of storage, double sink, dishwasher, microwave recess, Westinghouse oven, cooktop and rangehood and a built-in pantry

**Living and dining area** can be interchangeable

**Main bedroom** is generous in size with a north-facing orientation embracing the warm winter sun. Equipped with a ceiling fan for added comfort and a walk-in robe for convenience

**Ensuite** is equipped with a shower, toilet, and vanity

**Bedrooms 2 and 3** are both good in size, equipped with ceiling fans and built-in robes

**Main bathroom** features a shower, bathtub, and vanity

**Laundry:** laundry is of a good size with linen cupboard and outdoor access

**Outdoors;** A double driveway guides you to a spacious double garage, featuring an electric roller door for convenient access

Enjoy ample space under the pergola, ensuring year-round entertainment opportunities in a sheltered environment

A single manual roller door at the garage facilitates easy front-to-rear access

6m x 3.5m single car shed comes equipped with power and lights, providing additional storage or workspace options

Delight in cultivating your garden with the raised garden bed, offering a perfect spot to nurture your greenery

Side access on both sides of the house, enhancing convenience and accessibility to all areas of the property.

**Services;** Mains power, water, gas and sewer connected

Rainwater tank

Split system air conditioning

Solar hot water system with gas booster

NBN available

**Location;** Walking distance to Aldinga Kinder Haven

2-minute drive to Aldinga Central Shopping Centre

4-minute drive to Aldinga Beach B-7 School and Aldinga Payinthe College

5-minute drive to the beach

14-minute drive to McLaren Vale's wine region

49 minutes to the CBD

Look no further, this incredible opportunity is ideal for first time homeowners, downsizers and savvy investors alike. With its prime location, unbeatable convenience, and low-maintenance block, it's poised to create countless cherished memories or serve as the lucrative investment you've been dreaming of. Come check it out; you're gonna love it!

Certificate of Title - 5959/179 Council - Onkaparinga

Zoning - HDN - Housing Diversity Neighbourhood

Year Built - 2008

Land Size - 464m<sup>2</sup>

Total Build area - 242m<sup>2</sup>

Council Rates - \$1,777.60 pa

SA Water Rates - \$155.56 pq

Emergency Services Levy - \$130.10 pa

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