

2 Batts Street, Aldinga Beach, SA 5173



Sold House

Monday, 30 October 2023

2 Batts Street, Aldinga Beach, SA 5173

Bedrooms: 4

Bathrooms: 1

Parkings: 7

Area: 800 m2

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

\$735,000

Packed full of features! This attractive brick veneer 3 bedroom, 1.5 bathroom home comes with a huge 15m x 6m workshop and a lined studio. The property is on a generous 800sqm allotment only 300m from the stunning Esplanade of Aldinga Beach. The property has an expansive 27m frontage which may allow for subdivision (stcc) and is on a quiet no-through street with ample parking for visitors. A double driveway with gated entry offers easy access into the garage and the huge workshop. This property will be vacant from 6th December when current tenancy ends. You choose whether to move in, or lease again, at expected estimate of \$510-530/week.

What We Love About The Property;

Indoors;

- Good sized 'L' shape living/ dining room has nice natural light-
- Second living room has sliding door access to the outdoor entertaining area-
- Ducted evaporative aircon and roller shutters on all bedrooms and living room to help regulate temperature-
- Central kitchen with electric oven and stove, double sink and servery-
- Bedrooms 1 and 2 offer built-in 'robes-
- Bedroom 3 is of good size and could be utilised as a work from home space-
- Family bathroom has shower, vanity, bathtub and separate toilet-
- Laundry has a convenient second toilet

Outdoors;

- Massive 15m x 6m (approx.) workshop with mechanics pit and gated entry. Private access door from the workshop to outdoor entertaining area-
- 6m x 5m (approx.) lined studio is a perfect place to work from home or get creative -
- Attractive and private front lawn and garden area-
- Large rear yard with lawns for kids and pets to play-
- Garden shed and extra storage shed

Services;

- Mains power and water-
- Septic sewer system-
- NBN

This fantastic coastal property presents as an ideal investment or possibly move in sooner subject to the current lease agreement. Offering a host of brilliant features and being a short walk to the beach, schools and shops this wont last long. Come and check it out-your gonna love it!

Certificate of Title - 5151/652

Council - Onkaparinga

Zoning - GN - General Neighbourhood

Year Built - 1988

Land Size - 800sqm

Total Build area - 295sqm

Council Rates - \$1,617.21 pa

SA Water Rates - \$153.70 pq

Emergency Services Levy - \$118.00 pa

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RLA 275403