

**21 Cockle Avenue, Aldinga Beach, SA 5173**



**House For Sale**

Tuesday, 5 December 2023

21 Cockle Avenue, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 526 m2**

**Type: House**



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**\$545k - \$575k**

Welcome to 21 Cockle Avenue, where tranquility meets practicality in a beautiful family home. This home, situated on a spacious 526sqm (approx.) allotment, beckons with its harmonious blend of functionality and aesthetic charm. Tucked away in a serene street, it stands as a sanctuary amidst the hustle and bustle of everyday life. Upon arrival you'll notice the thoughtful landscaping that frames the house, offering a peaceful and inviting ambiance. The design of the home itself embodies a commitment to effortless living, with a focus on low maintenance that allows for more time to savour the joys of family and leisure. As you step through the entrance hall, you are led to the expansive open-plan living area. Two charming bay windows grace the meals/dining space, infusing the room with natural light and providing a delightful view of the surroundings. The well-designed kitchen stands as a testament to culinary convenience, featuring a pantry, overhead cupboards, under-bench oven, gas hot plates, a dishwasher, and a pura tap – ensuring every culinary need is met with ease. The home offers three inviting bedrooms, each thoughtfully designed to blend relaxation and organisational efficiency with built-in robes. A centrally located bathroom, featuring a relaxing bathtub and a separate toilet, adds allure and convenience. The allure of this home extends beyond its interiors, beckoning you to the outdoors. An all-weather pergola sets the stage for alfresco gatherings, creating a seamless transition between indoor and outdoor living. A tool shed stands ready to accommodate your gardening needs, ensuring a neat and organised outdoor space. The garage, situated under the main roof, is equipped with both front and rear roller doors, providing secure parking and convenient access. Indulge in the comforts of modern living with the inclusion of ducted evaporative air-conditioning and split system, offering a temperate climate throughout the seasons. The presence of a linen press adds practical storage solutions, while roller shutters provide an extra layer of security and climate control. Proximity to shops, schools, and transportation hubs adds an additional layer of convenience, while the allure of South Australia's pristine beaches beckons just a short distance away. This home encapsulates the essence of modern living, offering a haven where style, comfort, and practicality converge seamlessly. Disclaimer: 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 Magain Real Estate: Seaford