

**23 Grosvenor Road, Aldinga Beach, SA 5173**



**Sold House**

Saturday, 12 August 2023

23 Grosvenor Road, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 766 m2**

**Type: House**

**\$570,000**

Please contact Jemma for all your property advice. Located in the beautiful coastal suburb of Aldinga Beach and only just a few minutes from the sandy white beaches is 23 Grosvenor Road. This beautiful family home on a generous 766sqm (approx.) allotment offers a flexible floorplan, a cosy living space and convenient location, making it an perfect choice for growing families, first home buyers and investors. Upon arrival you'll instantly love the beautifully landscaped and spacious front yard with ample amount off street parking, rendered facade and additional drive through access into the backyard. As you step inside, you'll be greeted by a welcoming and natural toned interior with wood flooring throughout. The flexible floor-plan seamlessly flows throughout creating a sense of roomy living for a home of this size. Opening into the spacious front lounge room with large windows facing the front yard lets in an ample amount of natural light and is complete with a wall mounted A/C. The kitchen overlooks the adjacent meals/dining area that has direct access through double French doors to the rear outdoor pergola/entertaining area. The kitchen has a walk in large pantry and a good amount of cupboard and bench space. The home offers three great sized bedrooms, with the main bedroom ideally positioned facing the front of the home with views overs your beautiful front yard. Bedrooms 2 and 3 are found just off the hallway. All bedrooms are serviced by a neat and tidy main bathroom with convenient separate toilet. Additional features to the home include instant gas hot water, NBN, ducted evaporative and combustion heater (outside pergola). Outside you have a wonderful amount of space under the pergola where you can cook up a storm on the BBQ and watching the kids play around the backyard. The backyard has been beautifully thought out, from the ample amount of lawn, fenced off veggie patches, garden shed and stunning greenery there is still unlimited space to add your own touches to. Conveniently located only a short walk/drive to the new super school and existing schools, shopping centre, public transport, cafes and restaurants, health facilities and more! Not only does Aldinga Beach have so much to offer, but you are also less than an hour from the CBD, 30 minutes to Victor Harbour and you are in amongst everything the Fleurieu Peninsula and McLaren Wine region have to offer! 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