

**3 Crisp Street, Aldinga Beach, SA 5173**



**House For Sale**

Thursday, 1 February 2024

3 Crisp Street, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 228 m2**

**Type: House**



Adrian Campbell

**\$535,000 to \$545,000**

Positioned on a wonderfully easy care allotment, this gorgeous 8 year young residence, presents as an ideal downsizer, a first home buyers dream, or the perfect investment opportunity. Extremely private in it's demeanour, featuring 3 generous bedrooms, the master with two way ensuite access, spacious open plan living and a vaulted undercover entertaining pergola, the home is just a short, crisp, two minute stroll to the beach! Symonds reserve and community playground is just 100m away and has a dedicated dog training arena, whilst for the kids, the playground and skate park will ensure they sleep well at night. Aldinga Beach Central Shopping Plaza including your choice of major supermarket shopping, any number of specialty stores, the Medical Centre, the \$11m Public Library, fitness gyms, the best fast food venues in town and of course, the all important McDonalds outlet, is all just a few blocks, away whilst schooling for all ages, is within a short, safe bike ride, which will delight both the kids.....and Mum and Dad! Just a few blocks to the south and the call of natures finest flora and fauna throughout the gorgeously stunning, Aldinga Beach Walking Trails will surely tempt all and sundry but without doubt, and best of all, is the sheer magnificence of the southern suburb beaches, a daily treat for young and old, just 100m from your door! A privileged seaside lifestyle from heaven! Alighting from the car and a perfectly manicured and easy to maintain front yard is dressed with a lush green lawn and affords the residence that wonderful homely feel, right from the moment you arrive at the address. An extended concrete driveway delivers the ideal parking for the caravan or boat and trailer and leads to the under the main roof secure carport parking behind the convenience of an auto roller door. Entering the residence and the master bedroom to the left, is spacious indeed and features a floor to ceiling built in robe, a ceiling fan that features in most rooms throughout, to back up the added comfort of a split system reverse cycle air conditioning unit and the fabulous convenience of two way ensuite access to the bathroom which boasts both bath and shower. Bedroom two, to the right of entry, is again very well proportioned and, depending on ones need, if just the two bedrooms will suffice, would make for an ideal front formal lounge/parents retreat, whilst bedroom three is positioned at the rear of the residence and again, has easy access to bathroom and toilet. Alongside the bathroom another wonderful attribute features, with a very handy, separate guest vanity, ensuring the comfort of all. From here the home blossoms in open plan splendour, blessed with a fabulous, light and bright ambience, courtesy of not one but two sets of sliding doors to the rear. Presenting with a gorgeously homely feel and continuing the theme of spaciousness, the informal living room is again kept in comfort by another, even larger, split system reverse cycle air conditioner and delivers a designated lounge area and an equally designated dining area. It's all overlooked by the central feature kitchen which ensures the chef of the day will remain a part of all the family conversation. The kitchen itself stars a very functional, family friendly, breakfast bench, along with plenty of workable bench space, plenty of cupboard storage complimented by the decent sized pantry and punctuated by the class of the stainless steel electric oven and cooktop. Chef will be delighted! To the rear now and the vaulted entertaining pergola delivers an ideal vantage point to watch the grandkids at play in the very safe and private confines of the rear yard. Even more so, it presents as the perfect spot to wind down after a day of beach adventuring.....wine in hand of course. With the advent of the new dual carriageway to the south and of course, the stunning beach proximity ensuring a healthy stream of capital growth along with it's low care disposition, this exceptional opportunity, is bound to appeal to the astute investor. A prized addition to any real estate portfolio. With a lifestyle to match, this fabulous home presents as the perfect example, of the perfect downsizer, or perhaps, at the other end of the scale, there is no finer blueprint for a young families first home