

**33 Irving Road, Aldinga Beach, SA 5173**

**HARRIS**

**House For Sale**

Thursday, 30 November 2023

33 Irving Road, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



Sam Bennett  
0419610827



Kevin Renard  
0451401962

**\$620k-\$670k**

Best Offers By 12pm Monday 18th December 2023 (Unless Sold Prior) Welcome to 33 Irving Road, a harmonious blend of contemporary comfort and coastal allure. This three-bedroom, one-bathroom haven has undergone a complete transformation, embodying both style and practicality. Step into the heart of the home, where culinary delights come to life in the sleek 2 pac kitchen featuring gloss white laminate benchtops, a dishwasher, and high-end electric stovetop and oven. The master bedroom and two additional retreats beckon, master and second with built-in wardrobes that seamlessly marry fashion with functionality. Underfoot, relish the luxury of hybrid vinyl flooring in the communal spaces, transitioning to plush carpeting in the bedrooms. A climate-controlled haven, the reverse cycle split system ensures a constant state of comfort, making every season a joy. Outside, an entertainer's paradise awaits. The undercover deck and pergola provide a stylish venue for gatherings, overlooking a capacious backyard embellished with a trampoline, cubby house, and flourishing vegetable gardens. This outdoor oasis is complemented by a spacious 6x6 shed with power, a versatile space accommodating both cars and workshops. Situated in the coveted Aldinga Beach area, 33 Irving Road is a stone's throw away from pristine beaches, local amenities, and the vibrant community that defines Aldinga Beach as the perfect place to call home. Immerse yourself in the natural surroundings with a generous backyard, tailored for family gatherings, gardening enthusiasts, and children's play. This meticulously renovated property is not just a house; it's a dream home waiting for you. Don't miss the chance to experience the coastal lifestyle at 33 Irving Road. Contact us today to schedule a viewing and unlock the door to your new chapter. Specifications: CT / 5112/76 Council / Onkaparinga Zoning / Housing Diversity Neighbourhood Built / 1976 Land / 752m<sup>2</sup> Frontage / 18.29m Council Rates / \$1556pa SA Water / \$145pq ES Levy / \$113.50pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Aldinga Beach P.S, Aldinga Payinthe College, Seaford Rise P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409