

# 34 Aldinga Beach Road, Aldinga Beach, SA 5173

## House For Sale

Thursday, 11 April 2024



34 Aldinga Beach Road, Aldinga Beach, SA 5173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



Duane Hart

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**\$679,000 - \$709,000**

34 ALDINGA BEACH ROAD, ALDINGA BEACH The time has come for a family and their rich history of love for this home and suburb to now find a new owner. Duane Hart from Century 21 SouthCoast presents: 34 Aldinga Beach Road, Aldinga Beach. A property of this location and access to the highly desirable Esplanade and beach lifestyle of Aldinga Beach is rare. With two large spacious living areas, master bedroom plus ensuite along with walk in robe, 34 Aldinga Beach Road is well and truly great real estate. Smartly positioned is a kitchen with electric cooktop and dishwasher in the centre of the home, surrounded by an inviting front lounge room and huge dining and entertainment / games second living area to the left fit for family dining plus a home entertainment space for theatre 2nd lounge or pool table. Have the flexibility and imagination of 3 or 4 bedrooms pending your future needs. The vendors finding optimal use currently having the 4th room as a hybrid large teenage retreat / study next to the family bathroom. Split system air conditioning is positioned smartly within the home surrounds along a central laundry space. Multiple car parks and space for boat will be secured with multiple garage roller doors along with handy outdoor undercover sink, rainwater tank and cupboard space for the keen fishing expert or BBQ area. A pergola sitting area beautifully draped with vines and rear shed compliment the space perfectly. Green thumbs will have a wonderful return on their time with established gardens and veggie patches already in place on an efficient and appropriate 433sqm block. The property built in 1998 with gorgeous frontage, is surrounded by fellow high quality real estate with a tightly held owner occupied presence in the neighbourhood. Neighbours and investors constantly elevating and improving their homes each and every day. New friends are certain to be met when you move in with your very short walk to coastline views in the morning through to the spectacular strolls at sunset. The property will be vacant at settlement providing interested investment property buyers available rent potential at today's current returns giving you full control over this prized asset well priced under new home build replacement costs. First Home Buyers, Investors, Retirees & Subject To Sale buyers & offers, all encouraged to experience the open home here with C21 SouthCoast. 34 Aldinga Beach Road, Aldinga Beach has your real estate future covered with the following features: \* Master bedroom / Walk In Robe / Ensuite \* Additional family bathroom \* Security window shutters fitting from of home \* 3/4 bedroom capacity with ceiling fans \* Electric stove & oven & dishwasher \* Fitted fireplace in dining / second living area \* Split system air conditioning systems \* Multiple rainwater tank systems \* Resourceful shed space \* Pergola \* Low maintenance grounds \* Multi car / boat space / parking \* Let's talk Aldinga Beach lifestyle. \* 350mts from beach swims, walks & talks \* Close distance to Aldinga Shopping Centre \* Close proximity to highly credentialled schooling & services \* Regular surrounding market & community events and only short drive to McLaren Vale \* Own highly desired property in one of the Australia's true real estate hot spots : 34 Aldinga Beach Road, Aldinga Beach Contact Duane Hart at C21 Real Estate on 0425 626 354 to register your interest. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. RLA 273693