

**3A Kitto Crescent, Aldinga Beach, SA 5173**



**House For Sale**

Tuesday, 30 January 2024

**3A Kitto Crescent, Aldinga Beach, SA 5173**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 299 m2**

**Type: House**



Jemma Turner

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**\$549k - \$599k**

Welcome to 3A Kitto Crescent, Aldinga Beach – your perfect low-maintenance coastal haven with three bedrooms and a host of nearby amenities. Constructed in 2014, this residence radiates a luminous and breezy atmosphere, adorned with stylish timber-look flooring and a soothing neutral color scheme. At the forefront of the home, the spacious master bedroom beckons with a walk-through wardrobe and a generously-sized en-suite bathroom. Bedrooms 2 and 3, both generously proportioned (with the added convenience of a built-in robe in bedroom 2), share a well-appointed main bathroom featuring a separate toilet and separate vanity. The well-equipped laundry boasts built-in cabinetry for added functionality. The focal point of the residence reveals itself in a spacious open-plan kitchen, living, and dining area – an ideal setting for hosting gatherings with friends and family. The kitchen providing plentiful cupboard and counter space, an island bench, and an appealing window splashback. Bathed in natural light, this inviting space seamlessly extends to the paved alfresco area under the main roof through two sliding doors. Step outside to discover a comfortable paved alfresco zone and a low-maintenance backyard, complete with a grassy area for your leisure. This remarkable property is further enhanced by practical features, including instant gas hot water, a split system for heating and cooling and NBN connection. The location is sensational, only a short walk from the Aldinga Beach Esplanade for fantastic sunset opportunities. With trendy cafés, shops and an array of quality schools to choose from including the spectacular brand new 'Payinthe College'. And of course the beautiful Symonds reserve down the street, complete with fully fenced dog park, children's playground, tennis & basketball courts, BMX track, child care centre and more! A short drive takes you to numerous other local beaches, farmers markets, and abundant wineries, and rail links to the city and beyond are close by, with public transport in the area plentiful, and the city is just a 40 minute drive away. Seize the opportunity to make this coastal gem your own – a residence that perfectly balances comfort, style, and convenience. 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