

**44 Ochre Drive, Aldinga Beach, SA 5173**

**HARRIS**

**House For Sale**

Wednesday, 24 April 2024

44 Ochre Drive, Aldinga Beach, SA 5173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 330 m2**

**Type: House**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$599k-\$649k**

Best Offers By 12pm Monday 13th May 2024 (unless sold prior) Nestled in a peaceful corner of a new development, this brand new home offers a perfect blend of modern comfort and convenience. With its spacious 330m<sup>2</sup> layout, this property is ideal for investors, first home buyers, or those looking to downsize. Upon entering, you'll be greeted by the warmth of timber look flooring and a light-filled interior. The red brick façade adds to the charm of this home, creating a welcoming atmosphere. The master bedroom, located at the front, features a walk-in robe and ensuite with stylish grey tiles. Down the hallway, a second living area provides flexibility for a home office or additional relaxation space. The three remaining bedrooms, all with built-in robes, offer ample accommodation. The main family bathroom includes a separate toilet and plenty of storage. The heart of the home is the open-plan living, dining, and kitchen area, where the floorboards add a touch of elegance. The kitchen boasts a large walk-in pantry and space for a dishwasher, perfect for those who love to cook and entertain. The functional layout ensures seamless flow between the indoor and outdoor living areas, making it perfect for gatherings or quiet evenings at home. This property also features ducted reverse cycle air conditioning throughout, ensuring comfort all year round. Outside, the low-maintenance yard allows you to enjoy the outdoors without the hassle of extensive upkeep. A single garage provides secure parking, with additional parking available on the street. Located just a short walk from a park and 350m from the nearest bus stop, this home offers convenience and accessibility. Aldinga Shopping Centre and the sands of Aldinga Beach are a short drive away and one of Adelaide's finest wine regions; McLaren Vale is at your doorstep. All you need is right here on the Mid Coast at Aldinga Beach. Families will appreciate the property's zoning to Aldinga Beach Primary School, Aldinga Payinthe College, Seaford Rise Primary School, and Mount Compass Area School. Don't miss this opportunity to make 44 Ochre Drive your new home. Specifications: CT / 6272/311 Council / Onkaparinga Zoning / MPT Built / 2022 Land / 330m<sup>2</sup> (approx.) Frontage / 11m Council Rates / \$1,296.42pa Emergency Services Levy / \$93.80pa SA Water / \$150.70pa Estimated rental assessment: \$590 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Aldinga Beach P.S, Aldinga Payinthe College, Seaford Rise P.S, Aldinga Payinthe College, Mount Compass Area School 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