

**45-45b Croser Avenue, Aldinga Beach, SA 5173**



**House For Sale**

Friday, 17 May 2024

45-45b Croser Avenue, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Catherine Griss McKinnon  
0472619426

## Offers over \$799,000

Catherine and McKinnon and Sons are proud to present three brand new and magnificent Torrens-titled homes just one street from the Esplanade in the sought after area of Aldinga Beach. Meticulously designed environments that purposely create an immersive experience to satisfy the most fastidious purchaser and appeal to those seeking a permanent home, a holiday destination or even an AirBNB, seek you. First impressions as you arrive at your home will have you exhale with relaxation and peacefulness as the beach lifestyle envelops you. A contemporary facade including feature stone, crisp white walls and oversized Cedar entry door magnifies being by the beach and all that it embodies. The neutral coastal theme continues into the living areas with White Oak floating flooring throughout. You will immediately notice how the design flows effortlessly throughout, and how each space offers refined opulence and ambiently pleasing elements. The homes are complete with well appointed fixtures and fittings and feature 2700mm high square set ceilings. Easy to maintain landscaped yards beckon for days to be spent at the beach, literally a 2-minute walk with carefree access directly onto one of the most beautiful beaches you could ever wish for with sun-drenched days and balmy evenings. Casual strolls with a glass of wine will easily have you at the Port Willunga Beach, or you could be entertaining friends and family, starting the day with a refreshing walk on the beach or an invigorating swim, or relaxing at home and absorbing the pleasurable surroundings. There has never been a better time to invest in Aldinga Beach which has been enjoying impressive growth. Perfect for the busy executive or astute buyer, these homes offer many options, however, investing in a property such as these and all they offer, is an intelligent choice with the beach at your doorstep. In The Area Council has given initial approval for a \$100,000,000 wave pool close to the corners of Bowering Hill Road and Tuit Road. Close to schools, shops, doctors, pharmacies, local breweries, eateries. Close to the Star of Greece shipwreck, the jetty ruins and the ever-popular Port Willunga Beach. An easy drive to McLaren Vale, Sellicks Beach and the drive-on beach at Aldinga Beach. Just steps away from a pizzeria, take-away food shop and Snapper Point Brewing. Close proximity to the likes of Kickback Brewing, an Indian Food Restaurant, and sporting facilities catering to all ages. Features include: Secure garage with internal access, Air conditioning fully ducted reverse cycle, Rinnai HWS instantaneous gas, Rainwater tank 3000 litre, Kitchen featuring stone benchtops and AEG appliances, White Oak floating floor to Entry, Hallway, Living, Meals & Kitchen, Quality carpets to 3 bedrooms plus WIR, Built in robes with sliding doors to bedrooms 2 and 3, Study area, Floor to ceiling wall tiles to bathrooms, Full height internal doors throughout. All homes finished in Dover White facades and roofs (colour image displayed may vary from different computer systems/devices). \*\*PLEASE NOTE\*\* These properties are not yet built and are expected to be completed in early 2025. Land sizes from 250m<sup>2</sup> to 268m<sup>2</sup>. Torrens titled. Council - City of Onkaparinga. Call Catherine on 0472619426. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we do not accept liability for any errors or omissions including but not limited to a property's land size, floor plans and size, building condition, age, colours. Interested parties should make their own enquiries and obtain their own legal and financial advice.