

55 Dolphin Boulevard, Aldinga Beach, SA 5173

Smallacombe

Sold House

Friday, 1 September 2023

55 Dolphin Boulevard, Aldinga Beach, SA 5173

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 1200 m2

Type: House



Janet HansenSmith
0410668676

\$1,000,000

FAMILY HOME WITH INDOOR SWIMMING POOL & WORKSHOP ON GENEROUS 1,200sqm (approx.) ALLOTMENT
Opposite Ocean Acres Reserve this unique property is Zoned HOME INDUSTRY and includes a large 4-bedroom family home and high clearance workshop where you can run a range of businesses including light industry, office, consulting room, retail, warehouse and other uses. Set on a large allotment of 1,200sqm (approx.) featuring: * Neutral décor, downlights and easy-care tiling throughout the main living areas * Separate entry * Formal living room with leafy outlook * Enormous open plan entertainment space including kitchen, dining and family room, connected to the amazing outdoor space * Kitchen with gas cooking, dishwasher, pantry and large island bench * Generous dining provision * Expansive living/family areas boasting fireplace and double sliding doors allowing for indoor/outdoor flow * Master bedroom with ensuite & WIR overlooking the reserve * 3 additional bedrooms, one with BIR & 2 with WIR * Central 3-way family bathroom * Brilliant solar heated, salt chlorinated indoor pool ~ making for low maintenance pool cleaning ~ including a lovely water feature * Huge undercover entertainment area with built in bar and fridges * Security system with cameras * Ducted reverse cycle air conditioning and multiple ceiling fans * Double garage with internal access to the home, plus extensive driveway leading to very large high clearance workshop securely positioned at the rear of the home * Garden complete with drought tolerant plants & fresh lawn ~ perfect for children and pets! Handy to Aldinga Central shopping and within walking distance to Homegrain Bakery, Maxwells Grocery, Fall From Grace wine bar and Kickback Brewing ~ making weekend activities a breeze. There are a range of childcare, kindergarten and schools close by in this family friendly neighbourhood, wetlands, multiple playgrounds & ovals, and just minutes to the beautiful southern beaches! Council: City of Onkaparinga Council Rates: \$2,098.39 per annum SA Water: \$180.12 per quarter ESL: \$154.30 per annum Land Size: 1,200sqm (approx.) Year Built: 2007 Zoning: Home Industry