

# 6 Seagreen Way, Aldinga Beach, SA 5173

## House For Sale

Tuesday, 7 May 2024

6 Seagreen Way, Aldinga Beach, SA 5173

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 2

**Area:** 448 m<sup>2</sup>

**Type:** House



Jacqui Wehrmann

0412449004

**\$685,000 to \$710,000**

Discover a coastal lifestyle at 6 Seagreen Way, Aldinga Beach. Nestled between the vibrant heart of Old Coach Road and the incredible stretch of ocean this charming abode offers convenience at every turn. Embrace the local flavors with a brewery, cafe, bakery, and pizzeria just a stone's throw away. Nature enthusiasts will delight in the proximity to the wetlands, seamlessly connecting to the famed Scrubland, offering endless exploration opportunities. Step into modern comfort with this meticulously maintained residence boasting three bedrooms, two bathrooms, and dual living spaces, ideal for both relaxation and entertainment. Adopt sustainability with solar panels and a water tank plumbed to the laundry and main toilet, while enjoying year-round comfort with reverse cycle ducted air conditioning and ceiling fans throughout. Complete with a secure two-car garage, this low-maintenance home presents the perfect fusion of coastal serenity and contemporary convenience. KEY FEATURES+ Water tank plumbed to laundry and main toilet, separate water tank for garden+ 1kW (max) solar system (feeding 49c tariff with Origin)+ Hard wired security system+ Remote controlled roller shutter to Master bedroom+ Ducted and zoned reverse cycle air conditioning+ Ceiling fans throughout+ Automatic dual roller doors to garage with internal and rear double door access+ Recently laid hybrid flooring+ PuraTap fixture to kitchen sink LOCATION:+ 100m to Wetlands+ 1.3km to Aldinga Central Shopping Centre (Coles, Foodland, Anytime Fitness)+ 2.5km to Esplanade+ 2.7km to Aldinga Payinthe College KEY DETAILS: Council Rates: \$1,378.90 / annum Emergency Services Levy: \$130.10 / annum Water Supply & Sewer: \$176.32 / quarter For any further details, please do not hesitate to contact Jacqui Wehrmann on 0412 449 004.