

8 Clematis Walk, Aldinga, SA 5173



House For Sale

Thursday, 16 November 2023

8 Clematis Walk, Aldinga, SA 5173

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 451 m2

Type: House



For Sale By Owner SA RLA
0488847018

\$1,025,000 - \$1,125,000

The Phone Code for this property is: 35428. Please quote this number when phoning or texting. Modern Sustainable Living at its Best! Walk to the Old Aldinga Township and the Beach! ALDINGA ARTS ECO VILLAGE 4 BEDS + Study, 2.5 BATHS, 2 CARS Floor area 205m² Land size 451m² Built 2020 This architecturally designed home is built to high specifications with all the features you would expect of a contemporary, eco-house for comfortable and affordable living, such as passive solar design, high-level insulation, double-glazed cedar windows and the list goes on! There are many standouts with this modern home, not least is the huge bonus of a self-contained studio for your visitors or family, and the 40m² attic! Only a short stroll to the historical charming township of Aldinga, and the stunning Port Willunga beach is a lovely nature walk away, through the back of the Arts Eco Village. Open plan kitchen including spacious walk-in pantry, all in tasteful neutral décor and flooded with natural light and garden views to enjoy. Ceiling fans and a split system air conditioner together with full insulation and angled eaves - keep things comfortable all year round. You will enjoy the modernity of this home and the thought taken inside, then head to the great outdoor areas to enjoy more of the lifestyle this location has to offer. Access to a community produce garden, shared community centre; and a fruit and nut orchard right at your back door! Please visit the Aldinga Arts Eco Village website for more information on Village life! Other Things to Love about this Gem; It's clean and well-maintained - you can see the pride! The layout is user-friendly, practical and filled with northern light. 15 kilowatts of solar on a 3-phase electricity supply. Energy efficient heat pump hot water system. 2 X plumbed rainwater tanks, each 21,000L. Low-maintenance, wildlife-attracting, native garden frontage with irrigation system. Workspace / shed with storage. Australian Hardwoods are used throughout including Recycled Karri and Jarrah stairs. Low-toxicity materials and paints used. All the work is done for you with this one. Inspection by private appointment only. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.