

9A Ryan Avenue, Aldinga Beach, SA 5173

HARRIS

Sold House

Friday, 3 November 2023

9A Ryan Avenue, Aldinga Beach, SA 5173

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 368 m2

Type: House



Sam Bennett
0419610827



Kevin Renard
0451401962

\$607,000

Best Offers by 11am Monday the 20th of November 2023 (Unless Sold Prior) Discover the perfect family home at 9A Ryan Avenue, Aldinga Beach. This Torrens title property, built in 2017, offers a comfortable and spacious lifestyle on a 368sqm block. The master bedroom is a serene retreat at the front of the property, complete with an ensuite and a convenient walk-in robe. Bedrooms 2 and 3, along with the family bathroom, are situated off the hallway, leading to the inviting living area at the end of the corridor. The main bathroom boasts a separate toilet for added convenience. You'll appreciate the two living areas at the rear of the home, including an open-plan living, dining, and kitchen space, as well as a dedicated study area. The well-appointed kitchen features a laminate benchtop, dishwasher, gas cooktop, corner pantry, and a sink with a view of the garden. Step outside to the outdoor alfresco area, equipped with zip track blind, making it an ideal space for all-weather entertaining. Additional features of this property include a garden shed, artificial lawn for easy maintenance, and a single garage with internal access to the home. The location is superb, with the property situated opposite Symonds Reserve, providing an attractive outlook and a peaceful environment. Don't miss this opportunity to make 9A Ryan Avenue your new home and enjoy the best of Aldinga Beach living. Specifications: CT / 6171/637 Council / Onkaparinga Zoning / HDN Built / 2017 Land / 368m² Frontage / 9.29m Council Rates / \$1,737.50pa Emergency Services Levy / \$127.10pa SA Water / \$153.70pa Estimated rental assessment / \$520 to \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Aldinga Beach P.S, Aldinga Payinthe College, Seaford Rise P.S
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