

159 Port Road, Aldinga, SA 5173



House For Sale

Sunday, 23 June 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 200 m2

Type: House



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Contact Agent

Located within the Aldinga Arts Eco Village within a short stroll to the recently revamped Old Aldinga township, this impressively built property offers a unique opportunity to either live, work or do both (STCC) in this location...The crushed earth paths, raised veggie gardens and striking Veneer Stone façade provide an eye catching street appeal. Located on the lower level is a good sized kitchen/kitchenette area that has plumbing provisions for a commercial kitchen. There is a lovely open plan space at the rear with split system heating and cooling and large sliding doors that frame an outlook of the rear yard whilst allowing for loads of natural light to fill this space. There is a bedroom/consulting room also located on the ground floor as well as a separate toilet/washroom and a laundry area located under the staircase. Head upstairs to find another kitchenette area with separate storage areas either side of the stairwell. There are two good sized bedrooms, one with access to a large storage area within the roof space. There is a classy conventional bathroom located upstairs that services these bedrooms. This property is fully insulated and boasts double glazed windows and doors throughout that ensure amazing temperature control whilst also blocking out any outside noise. The polished concrete flooring also adds to the overall feel and appeal of this property. Outside, there are rainwater tanks down one side and a free standing carport at the rear with additional guest/customer parking available nearby. This property also benefits from having a solar panel system installed to assist with those power bills. This property has the unique potential (STCC) to be enjoyed as either a residential property and/or a commercial option which in this location could be worth considering...The Aldinga Arts Eco Village has been established for over 20 years now. The Village has a strong community aspect with a focus on sustainability, caring for the earth and caring for each other. There are community gardens, orchards and regular events that really do make this a special place to live. For any additional information or to register your interest, please make contact with David Hams on 0402204841 anytime. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)