

**2 Razor Avenue, Aldinga Beach, SA 5173**

**HARRIS**

**House For Sale**

Tuesday, 2 July 2024

2 Razor Avenue, Aldinga Beach, SA 5173

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Sam Bennett  
0419610827



Kevin Renard  
0451401962

**\$749k-\$819k**

Best Offers By 12pm Monday 22nd July 2024 (unless sold prior) Welcome to 2 Razor Avenue, Aldinga Beach – a delightful family home built in 2005, offering the perfect blend of comfort and convenience. Set on a generous 652sqm corner allotment, this property is nestled on a quiet no-through road, providing a serene environment for your family. Upon entering, you're greeted by a spacious living area with direct access to the double garage, perfect for seamless indoor-outdoor flow. The separate dining area off the front living room creates an inviting space for family meals. The master bedroom, situated at the front of the home, boasts a walk-in robe, ensuite, and ceiling fan, ensuring a private retreat for parents. The heart of the home features a second living area that opens into the kitchen, complete with a wall heater for those cozy winter nights. The fresh kitchen is equipped with a breakfast bar, dishwasher, and ample storage space, making meal preparation a breeze. The main family bathroom includes a separate toilet, a good-sized bath, and vanity storage for all your needs. Three additional bedrooms, all with built-in robes, provide ample space for the kids or guests. An additional rumpus area or potential fifth bedroom offers versatile space to suit your family's needs. The home is adorned with hybrid flooring and painted a fresh light blue throughout, adding to the bright and welcoming atmosphere. Outside, you'll find a paved outdoor entertaining area with a shade sail, ideal for summer barbecues and gatherings. The grassed yard offers plenty of space for the kids to run around and play. The double garage provides drive-through access, adding to the convenience. This property is perfectly positioned, just a short walk to Aldinga Beach Primary School, Quinliven Reserve with a BMX track, the beach, and public transport options only 350 meters away. It is zoned for Aldinga Beach Primary School, Aldinga Payinthe College, and Seaford Rise Primary School, making it an excellent choice for families. Don't miss out on the opportunity to make this charming family home yours. Specifications: CT / 5911/668 Council / Onkaparinga Zoning / GN Built / 2005 Land / 652m<sup>2</sup> (approx.) Emergency Services Levy / \$151.30pa SA Water / \$177.05pq Estimated rental assessment / 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