

2A Atkinson Crescent, Aldinga Beach, SA, 5173

Harcourts Wine Coast

House For Sale

Saturday, 5 October 2024

2A Atkinson Crescent, Aldinga Beach, SA, 5173

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Tric Tuckfield
0438651348

Effortless Coastal Elegance Live the Aldinga Beach Dream

Nestled just steps away from the iconic Snapper Point Reef, the perfect spot for snorkeling and diving. This modern 2020-built Sarah Homes property is a coastal dream come true. From the moment you step inside, you're welcomed by high ceilings, timber-style floors, and a stylish beachside ambiance. The downstairs area is perfect for family life or entertaining, featuring two spacious bedrooms, a cosy family room, and a lush, low-maintenance garden with room for pets or kids to roam.

Upstairs, the open-plan living area is a light-filled sanctuary. Large windows and sliding doors lead to a spacious deck offering glimpses of the sea, while the standout glass-fronted gas fireplace sets a relaxing mood for any evening. The kitchen, with its slab-end breakfast bar and walk-in pantry, is a chef's delight, making meal prep a breeze while keeping everything within reach. The master suite upstairs is a luxurious retreat with floor-to-ceiling built-in robes and an oversized ensuite.

This property isn't just a home, it's a lifestyle opportunity. Situated within walking distance to Snapper Point Micro Brewery, the Neighbourly Pilates Studio, and several cafés like Sicily Mare for pizza and wine or Fish & Chips at Rosie's you'll be living the ultimate beachside life. Whether you're taking sunset walks, enjoying local food and drink, or diving into coastal adventures, this home positions you perfectly for it all.

Currently tenanted with a fixed lease until 12th November 2024, the property's transition to a periodic lease offers flexibility for future homeowners or investors, making it suitable for continued rental or an easy switch to owner occupation.

With the beach, local schools, and vibrant shops just minutes away, this residence offers a perfect blend of convenience and tranquility. Ready to experience coastal living at its finest? Let's make it happen!

Specifications:

CT / 6233/116

Council / Onkaparinga

Zoning / GN

Built / 2020

Land / 397m²

Frontage / 10.93m

Council Rates / \$2,034.27pa

Emergency Services Levy / \$141.10pa

SA Water / \$179.68pq

Estimated rental assessment: \$650 - \$670 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Aldinga Beach, 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 | 335392