

**31 Aubrey Drive, Willunga, SA, 5172**



**House For Sale**

Friday, 16 August 2024

**31 Aubrey Drive, Willunga, SA, 5172**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mitch Portlock

## **An outstanding opportunity...**

Located on a quiet street just a short stroll from the thriving main street of Willunga this property is a must inspect for any buyers looking to secure a home in this sought after town.

Built in 2021 to a high standard with floating floors throughout and impressive 9ft high ceilings you'll love the well planned layout of this 162m<sup>2</sup> (approx) home.

A stylish front facade coupled with exposed aggregate concrete driveways and paths the home gives off a fantastic first impression. The large entrance portico with feature front door welcomes you into the home. An entry hallway with front formal lounge to the left, a great space for movie night or separation from the main living areas of the home.

A spacious master bedroom with large walk-in-robe and private ensuite bathroom also sits at the front of the home.

Flowing down the hallway you're greeted by the well appointed galley style kitchen which overlooks the living and dining areas. The kitchen contains stainless steel appliances and a gas cooktop. An island bench with dishwasher, double sink along with soft closing drawers and cupboards, breakfast bar seating area and large walk in pantry around the corner which completes this impressive Kitchen.

Bedrooms 2 and 3 are both a good size and come with built-in-robos. A main very neat main bathroom, a separate toilet and large laundry room with rear access services this section of the home.

Other features include zoned reverse cycle ducted air conditioning, private internal entry from the double garage with automatic panel lift door, instant gas hot water service and low maintenance easy care front and rear areas.

An alfresco undercover area sits at the rear of the home providing that outdoor entertainers space, perfect for that BBQ or Summer dinner party with friends and family.

Willunga is well known for its great schooling options, sporting clubs, Willunga Golf Course, cafes, restaurants and wineries all within close proximity. All this and just a 10 minute drive to Port Willunga or Aldinga Beach and 45 minutes to the Adelaide CBD this location is an opportunity not to be missed.

It is extremely rare to have the opportunity to secure a relatively new build within the Willunga township, so this property should be seriously considered...

For further information contact David Hams 0402204841 or Mitch Portlock 0431418516 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)