

**43 Aldam Road, Port Noarlunga South, SA, 5167**



**House For Sale**

Saturday, 10 August 2024

43 Aldam Road, Port Noarlunga South, SA, 5167

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Expansive Property with Two Dwellings in Dream Coastal Location

This expansive property offers a fantastic coastal lifestyle for families with two living areas in the main home, a large outdoor entertaining space and a second dwelling located, just a three minute walk from the waterfront Esplanade.

As you step into the first loungeroom and spacious entryway, you will appreciate an abundance of natural light that floods in from the large front windows. The kitchen and open plan dining area is perfectly positioned between the two living zones and has access to the covered outdoor area offering a dream layout for entertaining.

Large family gatherings are made easy with a great indoor outdoor flow and plenty of space on the patio for a barbeque and an outdoor dining setting. From here, you can sit back, relax and listen to the ocean's waves rolling in. The backyard has ample grassed space for the kids and pets to play, established gardens, and a cubby house.

The main part of the home boasts three bedrooms and one spacious bathroom with a separate toilet. Offering multi-generational living, the second dwelling at the rear of the property has a large living area, two spacious carpeted bedrooms with ceiling fans, a study, and a complete bathroom.

Ideal for families, the home is central to so many amenities such as schools, shops, parks, and cafes, while offering a serene lifestyle close to the waterfront. Whether you are searching for a larger property for your growing family, wanting a dual living space or looking for your forever home, this will not disappoint!

Even more to love:

- Single carport with drive-through access to the backyard
- Main home has 3 bedrooms, 1 bathroom and separate laundry
- Separate dwelling has 2 bedrooms plus study, 1 bathroom, and a living area
- Huge outdoor entertaining area
- Two living areas in the main home
- Second dwelling is council approved
- Ample storage in the main bedroom
- Ducted evaporative cooling
- Heating and cooling from split systems
- Beautiful arches throughout the home

Specifications:

CT / 5190/293

Council / Onkaparinga

Zoning / GN

Built / 1984

Land / 750m<sup>2</sup> (approx)

Frontage / 18.28m

Council Rates / \$2,210.70pa

Emergency Services Levy / \$157.15pa

SA Water / \$193.67pq

Estimated rental assessment / \$650-\$680 per week / Written rental assessment can be provided upon request

Nearby Schools / South Port P.S, Old Noarlunga P.S, Seaford Rise P.S, Seaford Secondary College

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