

**74 Pridham Boulevard, Aldinga Beach, SA 5173**

**Harcourts** Wine Coast

**House For Sale**

Monday, 8 July 2024

74 Pridham Boulevard, Aldinga Beach, SA 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 400 m2**

**Type: House**



Holly Freeland

0401448139

**\$569k-\$599k**

Set within walking distance to schools, shops and public transport, this three-bedroom low-maintenance property, offers absolute convenience and is ideally suited for first home buyers, downsizers or investors. The main living area at the entrance of the home flows through to a second family room which could also be utilised as an office space and features a cosy woodfire heater, whilst the modern kitchen with pantry and dishwasher overlooks the dining room with outside access. The master bedroom offers an ensuite and walk-in robe whilst the two remaining bedrooms both have built-in robes and serviced by a family-friendly bathroom with separate toilet. Outside you will enjoy a low-maintenance yard and extensive undercover outdoor entertaining with café blinds. The single garage also allows drive-through access to the rear for additional undercover parking if required. This presents a fantastic opportunity to secure an affordable coastal haven in an expanding and highly sought-after coastal suburb. Additional features:- Split system air-conditioning to all bedrooms & living/dining- NBN- Solar- Window roller shutters- Electric gate at driveway entrance- Garden shed- Stainless steel kitchen appliances and gas cooktop Specifications: CT / 5927/860 Council / Onkaparinga Zoning / GN Built / 2005 Land / 400m<sup>2</sup> (approx) 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 | 335392