

**87 Kipsy Street, Aldinga Beach, SA, 5173**



**House For Sale**

Saturday, 12 October 2024

87 Kipsy Street, Aldinga Beach, SA, 5173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Mitch Portlock

## **Immaculately maintained & perfectly presented - Inspection a must!**

Located on a quiet street nestled amongst other well kept homes within the popular 'Sunday Estate' is this extremely well maintained and much loved property that could be perfect for a range of different buyers.

As soon as you pull up to the property, you can immediately appreciate that this property is very well looked after. The front gardens and the properties façade provide a very strong 1st impression.

There is a triple width driveway that leads to a double garage located under the main roof and accessed via dual roller doors, with side access via double gates next to the garage for additional storage if required.

The separate entrance then flows down the hallway that provides access into the spacious main bedroom that is located at the front of the home. The main bedroom comes with a walk-in robe, a very neat private ensuite bathroom and has its own split system air conditioner. Roller shutters have been installed on the front window too.

As you flow down the hall, there is private and secure access into and from the double garage which is handy. Further along is a store/cloak room and the 3-way designed main bathroom that services bedrooms 2 and 3 that both come with built-in robes. There is a separate laundry room that has direct access to outside that is also located off the hallway. There is a door that can close off all bedrooms from the main living area if and when required.

At the rear of this perfectly presented home is a spacious open plan living area that comes with split system air conditioning and gas heating. There is a very well appointed and good sized kitchen that boasts stainless steel appliances including the oven, dishwasher and a gas cook top with range hood. There is a dual sink with a filter tap and good bench and cupboard space including a corner pantry.

The kitchen overlooks the adjacent dining area that has a bay window that frames a nice outlook of the rear garden and has sliding glass doors that connect the inside of the home to the fabulous outdoor living space.

Some additional features and benefits of this home include good storage, quality flooring, fittings, fixtures and window treatments throughout. There is an instant gas hot water service and the added bonus of having an 8.25KW solar system that includes two batteries to help minimise those power bills.

Outside is just as impressive with a massive gabled pergola that is the ultimate for either entertaining or relaxing. It is very private and with lovely gardens down the side and fitted Ziptrak blinds, this space can be enjoyed all year round.

The rear garden is again, very well maintained and private. There is a neat rear lawn, established gardens that do have an easy care appeal. There is a rear tool/garden shed located in the back corner of the yard too.

This property looks and feels amazing as it has obviously been very well looked after by the current and original owner. An inspection is highly recommended and I am sure that you will be impressed.

For any additional information or for any assistance, please make contact with David Hams on 0402204841 or Mitch Portlock on 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)