

2/12 Whinnerah Avenue, Aldinga Beach, SA, 5173



Apartment For Sale

Wednesday, 20 November 2024

2/12 Whinnerah Avenue, Aldinga Beach, SA, 5173

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment

Stylish Home With Private Outdoor Space in a Premium Lifestyle Location

This elegant standalone townhouse offers a dream lifestyle for young families or professionals with a spacious open plan living area, private low maintenance outdoor space, and a clever layout, all located just 230 metres from the waterfront Esplanade and numerous cafes.

Spacious and light filled, the living area has an open plan design and a relaxed atmosphere making it an inviting space to gather with family and friends. The contemporary kitchen makes entertaining easy with white cabinetry, quality appliances, and a view of the backyard.

Flowing beautifully from the dining area, the private backyard may become your favourite place to relax and entertain. This outdoor space takes full advantage of the northerly aspect and has a grassed area which is electronically irrigated and offers access to the carport; ideal when bringing in groceries.

Upstairs, there are three bedrooms including the main bedroom which has a built-in robe and direct access to the modern bathroom. Two of the three bedrooms offer individual split system heating & cooling. Conveniently, there is a second powder room downstairs so guests don't need to use the main bathroom.

Located in a sought after area, there is quick access to the Esplanade where you can go for a walk along the waterfront every day taking in spectacular natural scenery. With multiple cafes nearby, why not stop in and grab a coffee to enjoy on your morning stroll.

You can leave the car at home and walk to transport, parks, and Aldinga Central Shopping Centre offering a carefree lifestyle. This desirable location has strong appeal to a broad range of homeowners and tenants alike, making this a solid investment or wonderful home.

Even more to love:

- 3 bedrooms, 1 bathroom, single carport
- Additional off street parking space for a second vehicle
- Open plan living flowing onto the private backyard
- Ceiling fans in all bedrooms
- Downstairs powder room for guests
- Main bedroom has a built-in robe and direct access to the bathroom
- Under stair storage
- Large laundry with exterior access
- Split system in the living area
- Upstairs bathroom has a full sized bathtub and separate shower

Specifications:

CT / 6159/728

Council / Onkaparinga

Zoning / GN

Built / 2014

Land / 160m² (approx)

Council Rates / \$1,838.23pa

Community Rates / \$293pq

Community Manager / Whittles Strata Management

Emergency Services Levy / \$129.60pa

SA Water / \$165.55pq

Estimated rental assessment / \$500-\$530 per week / Written rental assessment can be provided upon request

Nearby Schools / Aldinga Beach P.S, Aldinga Payinthe College, Seaford Rise P.S, Mount Compass Area School

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