

137 Rowley Road, Aldinga Beach, SA 5173

House For Sale

Thursday, 9 January 2025

137 Rowley Road, Aldinga Beach, SA 5173

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



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\$640,000-\$670,000

This immaculate family home presents as new and showcases premium finishes such as high ceilings and a quality kitchen, complemented by a spacious open plan design and a fabulous master suite, all located just a short walk from the shops and cafes at Aldinga Central Shopping Centre. As you approach the home, its contemporary façade and manicured low maintenance garden hints at the stylish interior that awaits you. Step inside and be welcomed in with soft neutral tones creating a calming ambience, high ceilings, and oodles of natural light. The main living area is a beautiful place to spend time with family and friends and extends out onto the covered outdoor entertaining area and backyard. Enjoy an alfresco barbeque lunch while the kids and pets play in the fully fenced, north facing yard. Both stylish and practical, the white kitchen makes preparing meals a delight with a gas cooktop, ample cabinetry, quality appliances, microwave alcove, corner pantry, and a large peninsula with room for seating. Each bedroom has a built-in robe and plush carpet while the master suite is a true haven with a tranquil view of the backyard, a walk-in robe and a sleek private ensuite. The entire home has ducted heating and cooling making it comfortable all year round. Positioned in a great location close to Mukutilla/John Lawrie Reserve, the home is just 450 metres from Aldinga Central Shopping Centre with cafes, transport, gym, a swim school, and the Aldinga Library. With the waterfront Esplanade just minutes away, this home is ideal for families looking for a carefree lifestyle. Even more to love:

- Single garage
- Open plan living flowing onto the alfresco area
- Modern kitchen with gas cooktop
- North facing backyard
- Built-in robes in all bedrooms
- Main bathroom has a full sized bathtub
- Built in 2021
- Master bedroom has a walk-in robe and private ensuite
- Reverse cycle ducted heating and cooling
- 2.8m high ceilings
- NBN connection
- Mains gas
- Garden sprinkler system to the rear garden
- Dripper system to the front garden

Specifications: CT / 6148/50 Council / Onkaparinga Zoning / HDN Built / 2021 Land / 300m² (approx) Council Rates / \$1,897.04 pa Emergency Services Levy / \$133.95 pa SA Water / \$168.79 pq Estimated rental assessment / \$580 - \$600 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 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