

**4 Alcatraz Street, Aberfoyle Park, SA 5159**

**House For Sale**

Monday, 6 January 2025

4 Alcatraz Street, Aberfoyle Park, SA 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 630 m2**

**Type: House**



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**\$649k - \$699k**

Please contact Danielle Comer for viewing times. This beautifully presented family home in Aberfoyle Park combines a functional layout, multiple living areas, and impressive outdoor features including a sparkling in-ground swimming pool, making it ideal for families and entertainers. At the heart of the home is a spacious living area filled with natural light, complemented by ducted reverse-cycle heating and cooling for year-round comfort. The adjacent dining area seamlessly connects to the updated kitchen, which features modern appliances, including a dishwasher, ample storage, and a practical design. To the right of the home are three generously sized bedrooms, each equipped with built-in robes to meet your storage needs. These bedrooms are conveniently located near the central family bathroom, which includes a bathtub and separate toilet, ideal for busy family mornings. The detached 6x6m (approx) fully lined rumpus room is a standout feature, complete with separate power, and a split-system air conditioning unit. This versatile space is ideal for a teenage retreat, home office, or additional living area. The outdoor space is perfect for entertaining, featuring a large paved space covered by a pitched roof pergola, ideal for gatherings with family and friends all year round. The backyard also boasts a good-sized lawn area, and a sparkling in-ground swimming pool, providing a private oasis for relaxation and fun. For car accommodation, the property offers two separate driveways on either side of the home with carports for up to three cars, both with roller doors, and additional driveway space for extra convenience. Additional highlights include extra storage in the laundry, solar panels, updated electrical, gas instantaneous hot water, and low-maintenance landscaping. Conveniently located near local schools, shops, and public transport, this home delivers a perfect balance of comfort, functionality, and lifestyle. This is a home that truly meets the needs of modern family living. Please note that all floorplans, photos, and text are for illustrative 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. Magain Real Estate Happy Valley RLA | 222182