



## 28 Evergreen Court, ALDINGA BEACH, SA 5173

Great family home in a great location!

NOW UNDER CONTRACT AFTER JUST ONE WEEKEND ONLINE!!

THE PRICE GUIDE was \$520,000

Within 24 hours we will upload more photos that also show the master bedroom, main living room and the pergola area digitally staged to provide you with a clear indication of the size of the spaces and how they can be utilized.

This property presents a great opportunity to own a quality spacious family home on a big 610sqm block at an affordable price.

It has lacked a little TLC over the past few months, but it'll take only a little bit of attention by the new owners to have it looking a real treat in no time.

The street is a safe and quiet cul de sac, and it is lined with quality homes that has created a great community.

**TYPE:** Sold

**INTERNET ID:** 300P22231

**SALE DETAILS**

**UNDER CONTRACT -  
1ST OPEN**

**CONTACT DETAILS**

**Ross Coleman**  
0427836733

The house was built in 2009, and offers 4 bedrooms, two bathrooms and to the rear of the home, there is a large open-plan family/meals/kitchen area.

The master bedroom has a walk-in-robe and an ensuite bathroom. Bedrooms 2, 3 & 4 all have built-in-robos.

The floors are tiled through the living area and passage whilst 2 of the bedrooms are carpeted wall-to-wall.

A unique feature of this property is that it has ample off-street parking for a caravan or boat or maybe even multiple cars. A double garage under the main roof provides undercover parking for 2 cars behind a remote panel door, with undercover access directly into the house. To help keep the household running costs to a minimum a 5kW (approx.) solar system is installed. A comfortable temperature is maintained all year round with the ducted reverse cycle air-conditioner.

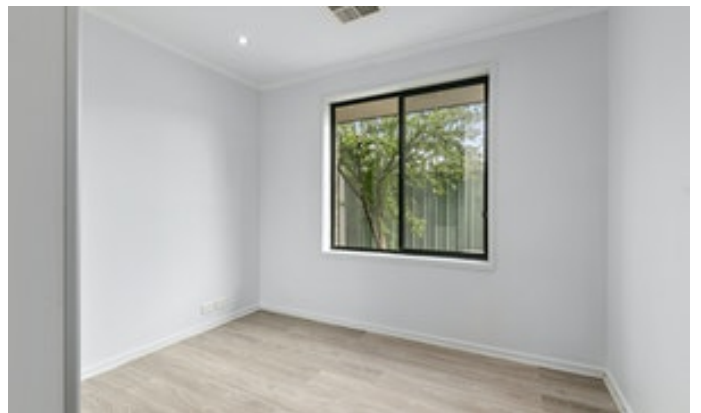
There is an excellent mix of indoor and outdoor living spaces for the family and entertaining friends, with family living room opening out into a large pergola, and beyond that into a large gazebo with timber decking, a Colourbond roof, and screening on 3 sides to keep the weather out. It's an ideal set up for relaxing family BBQs and large gatherings.

And WOW, what a great location! Less than 100 metres down the road is the fantastic Aldinga Scrub Conservation Park. Over 160 species of birds and an abundance of native mammals including kangaroos, brush tail possums and echidnas are said to make this conservation park their home. This is a wonderful place for an evening stroll or to take the kids. Your new address is less than a kilometre to the main shopping precinct, and the famous Aldinga Beach is around only 7 minutes away by car. For city commuters its a comfortable 60 minute drive via the Southern Expressway.

Aldinga Beach is a fast growing suburb with a brand new B-12 super school, 2 private Christian schools and some of the best beaches in SA. Whilst in the area why not drop into the new micro brewery in the Aldinga Township or maybe have lunch at the newly rebuilt Aldinga Hotel.

- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning









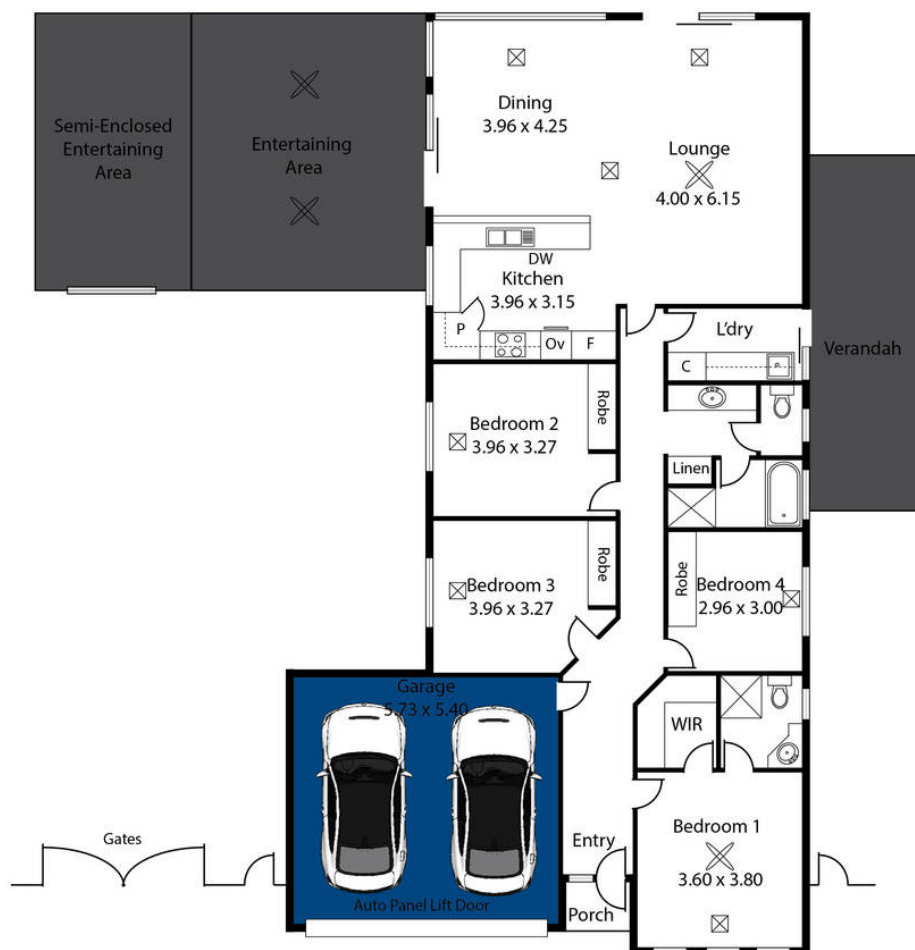




28 Evergreen Court,  
ALDINGA BEACH

Cubby  
House

Shed  
2.30 x 2.30



Living:	151.95 sqm
Porch:	1.54 sqm
Ent. Areas:	51.00 sqm
Verandah:	19.40 sqm
Shed:	5.29 sqm
Garage:	33.60 sqm
Total:	262.78 sqm



This Drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.

Produced by

