



FOR SALE

PERFECTLY PRICED AFFORDABLE FAMILY HOME

Local @realty agent Shane Magor, proudly presents 12 Kipsy Street, Aldinga Beach FOR SALE.

Located in the heart of the ever-popular Sunday Estate is this beautiful spacious family home that ticks all the boxes of location, appeal and price.

Built in 2007 by Format Homes, on approx. 691m2 allotment, this corner allotment has invaluable side access down Park Lane with room for the caravan or boat, with double gates and a large parking area you could even have both.

An entertainer's paradise, the property offers a large patio area with plenty of room for a pizza oven and BBQ, overlooking the semi in ground swim spa, deck with frameless glass pool fencing. Beautiful resort style gardens with a lawn area for the kids to play and a fire pit area with built in seating.

Move in ready with all the work done ready for you to enjoy all the amazing lifestyle benefits this property will provide knowing you are close to all amenities, public transport, parks and the beach.

Additional features include:

- Huge open plan kitchen, dining, family
- Separate formal lounge
- 4 spacious bedrooms
- Master with his and hers walk in robe, ceiling fan and ensuite
- Bedrooms 2 and 3 with built in robes
- Ducted reverse cycle heating and cooling
- Combustion heater to living area
- Solar and gas boost hot water system
- Paved patio area with shade sail
- Semi in ground swim spa with deck and glass pool fencing
- Drive through double garage
- Low maintenance garden
- Only 5 mins walk to the beach

4 BED | 2 BATH | 2 CAR

PRICE:

\$445,000 to \$465,000

OPEN FOR INSPECTION:

N/A



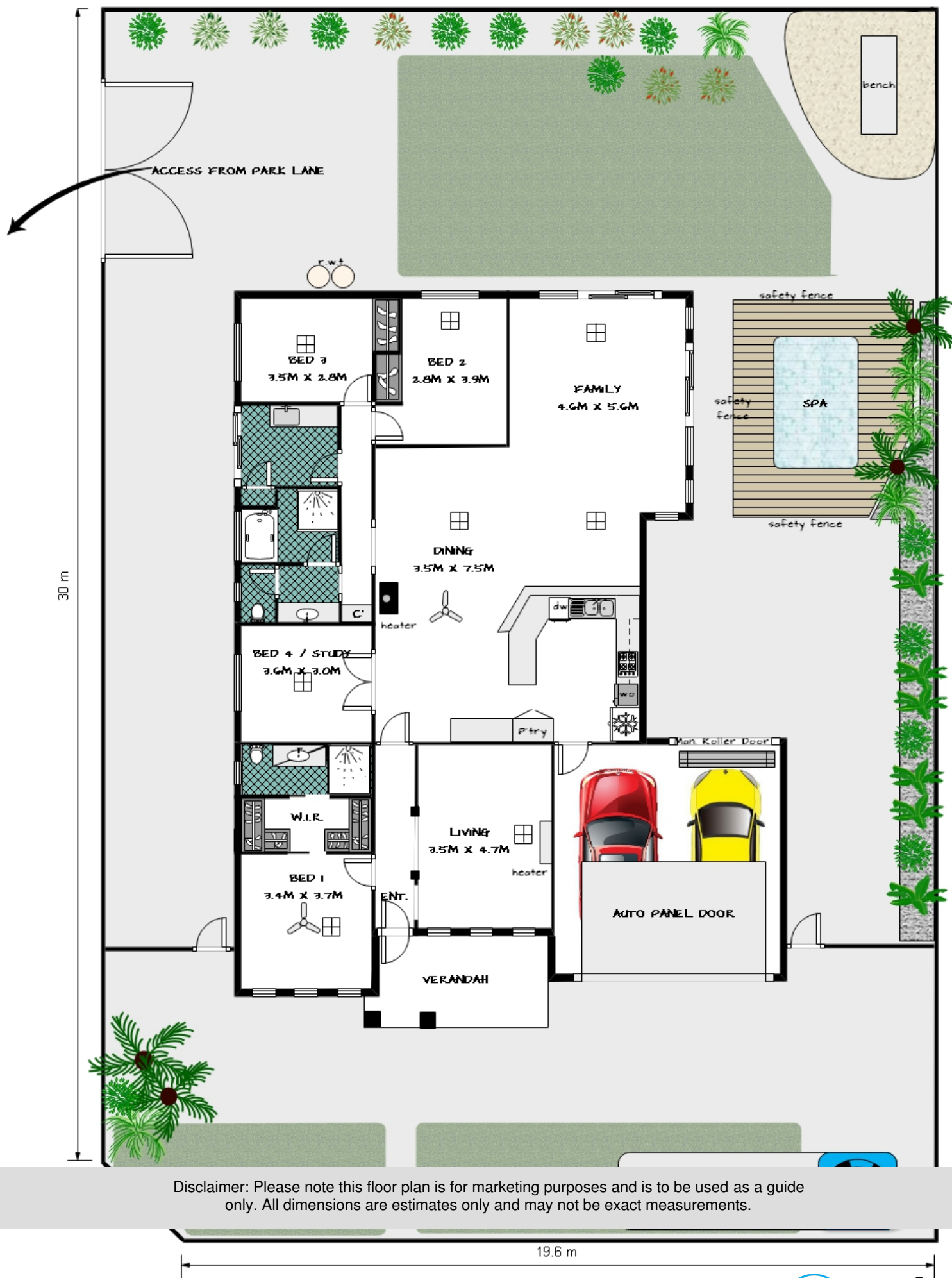
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.