



Comfortable, Convenient & Coastal!

Raine&Horne

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49 Greenlees Parade, Aldinga Beach

Sold

This freshly painted & extra spacious courtyard style home is so beautifully positioned, right opposite a well-kept reserve, walking distance to the primary school, choice of childcare or bus stop + around 1km to the main shopping centre or beach! In addition, it also has a double width garage & driveway which is extremely rare in courtyard/villa style properties.

Some of the other property highlights include...

- Built in 2004 of brick veneer construction
- Modern rendered front façade
- Sunny North facing
- 3 bedrooms, all with built in / walk in wardrobes
- 2 bathrooms, includes ensuite to main bedroom
- Very spacious lounge & dining rooms
- Kitchen with gas hotplate, wall oven & dishwasher

Property ID:	L1361552
Property Type:	House
Building / Floor Area:	170
Garages:	2
Land Area:	412.0 sqm

Jennifer Drabic

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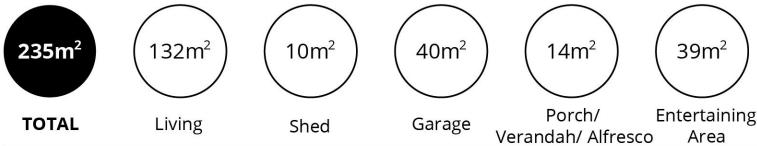
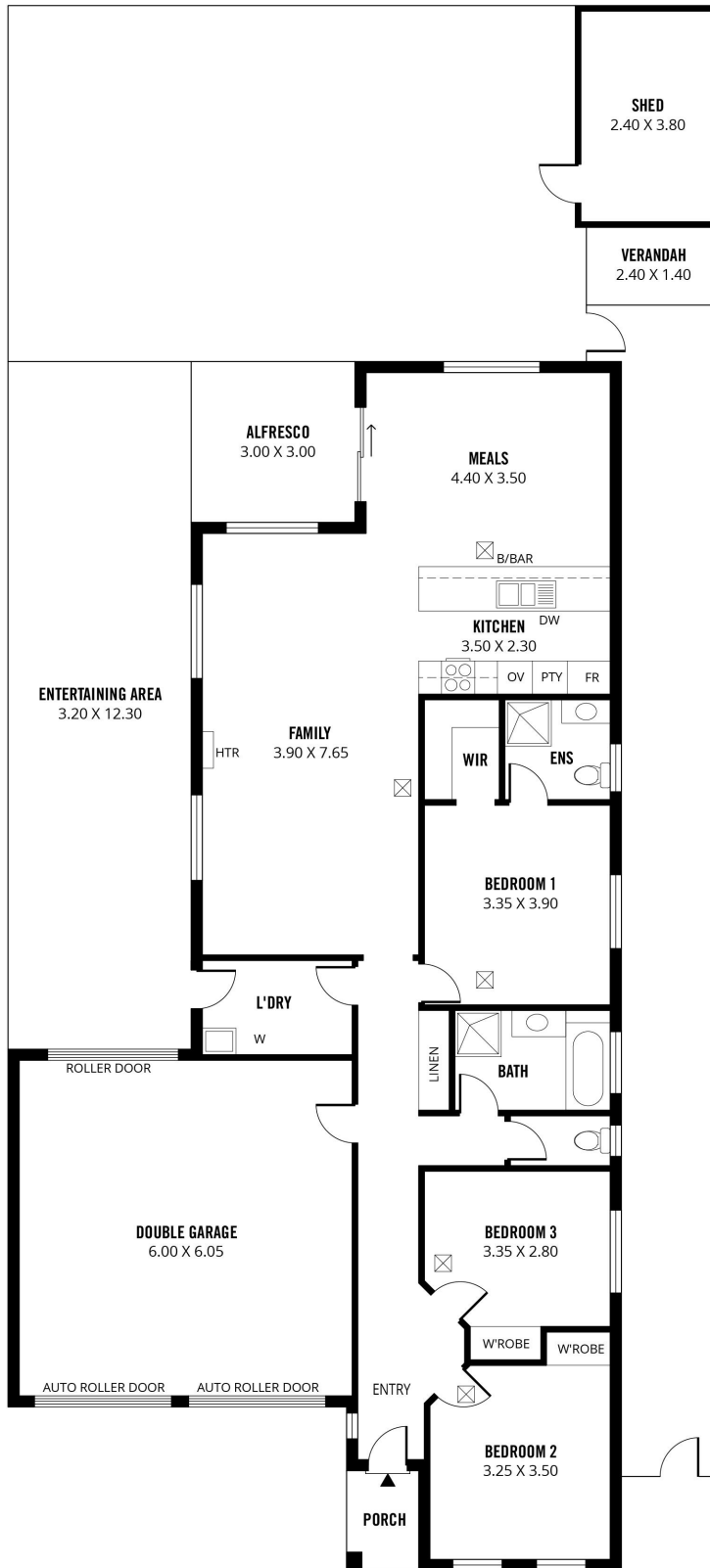
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- Family/meals area
- Fresh paint, downlights & modern blinds
- Ducted evaporative cooling & gas wall furnace
- Popular laminate floors to main living/traffic areas
- Auto roller shutters to front windows
- Private, pitched roof, all weather pergola
- Small alfresco area
- Very manageable back lawn
- Flat & secure block of 412m2 approx.
- Tool/garden shed with handy lean to
- Double width garage with internal & drive through access
- NBN connected
- Peaceful reserve across the street
- Choice of 2 playgrounds within strolling distance

Spanning around 170m2 in size (including house & garage) which is very generous for a 3-bedroom courtyard, this home would be ideal for young or growing families with the excellent schooling, sporting, shopping, medical & recreational facilities so close by. Construction of the new high school is now underway & expected to be finished early 2022.

Alternatively, the home may well appeal to retirees or downsizers with the easy-care grounds & extra bonus of the double width parking, possibly for a caravan? The property has also made an excellent & reliable investment property for the current owners in more recent years.

Recently refreshed & now ready to move straight into, this home is on the market for very definite sale & a short settlement is available & preferred.



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotohase Group**