

1766 The Esplanade, Middle Beach




Summer Starts Here!

Combining beach living with convenience, this might just be the home you need. Blue skies and blue waters, what a way to start your summer. Closer than most think, Middle Beach is aided by newly built road ways, and the north-south motorway, making it just as quick to arrive in the city as most northern suburbs of Adelaide. This home's modest fae may fool you, but inside you'll have all the modern comforts you'll ever need.

Stepping inside is the open plan kitchen, living and dining area, which spills down onto a second living space. This open plan gives that roomy feel, and is kept warm or cool all year round by the split system air conditioning. The kitchen boasts an all in one electric stove, stainless steel rangehood, and plenty of storage with room to add even more.

The second living space directs you to the two larger bedrooms, and a third bed/study. Bed one and two are ample in proportion, while the third gives you the flexibility depending on your family's needs. All three are complimented by the main bathroom, with floor to ceiling tiles, near new vanity and toilet.

The yard showcases the size of the block, with high pitched carport at the rear, and two 14,000 litre rainwater tanks. These supply the home

3  1  1 

FOR SALE

\$430,000 - \$460,000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with water, encouraging sustainability. Other features include garden shed, large undercover porch off the front of the home, and verandah off the back.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury presents this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home.

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisurely stroll to the Middle Beach Boat Ramp, and Middle Beach itself
- 10 minutes from local schools, including the newly built Xavier College Two Wells
- 10 minutes from the Two Wells IGA, or 15 minutes out of Virginia for all your daily essentials, with eateries and takeaway shops dotted throughout the area
- " A manageable 30-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5935 / 32

Council / Adelaide Plains

Zoning / Shack

Built / 1979

Land / 477m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

Nearby Schools / Two Wells Primary School, Xavier College Two Wells

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID 6835FDC
Property Type House

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INTERNAL	-	94.1 SQM
EXTERNAL	-	95.1 SQM
TOTAL	-	189.2 SQM

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