

**UNDER CONTRACT / A Unique  
Opportunity to Have it ALL!!!!**



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## 6 Toucan Loop, Aldinga Beach

### Sold

Looking for an incredible property that pleases & excites each & every member of the family? Then look no further than this perfectly presented & meticulously maintained, 5-bedroom, 2-bathroom family home, set on a whopping 1220m2 allotment & just wait until you see the 4-bay garage/workshop & outdoor entertaining area! This property literally has it all, just don't be fooled by the deceptive front, only an in-person inspection will do this property the justice it deserves!

#### The House:

Built in 2008, modern, sophisticated & serene in style & finish, the layout is practical & the presentation & décor is perfect. Offering 5 generous bedrooms, ensuite & walk in robe to the main bedroom, separate lounge, 3-way main bathroom & impressive kitchen with dishwasher, walk in pantry & loads of bench & cupboard space. A versatile & open plan family & meals area is adjacent. Ducted gas heating, ducted evaporative cooling, built in robes, LED downlights, floating floors throughout & solar are just some of the valuable extras.

#### The Pergola:

A huge, pitched roof, all weather pergola connects seamlessly to the family room & features lighting, ceiling fans, shade blinds, mains gas point, flat screen TV, cosy combustion heating &

<b>Property ID:</b>	L33588580
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	193
<b>Garages:</b>	3
<b>Land Area:</b>	1220.0 sqm

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a sensational, custom-made pizza oven which is a real feature of the space with its stone surround & reclaimed woodwork. Totally private & opening out to the vast backyard & lawn area, this is the ideal place to entertain family & friends. A distant view of the hills is an added bonus!

#### The Backyard:

Totally flat & maintained & manicured in every section, there is an expansive lawn area shaded by a stunning & mature ornamental pear tree. Surrounding garden beds & 45,000L of rainwater storage (nicely screened by 2 clipped hedges) include the option of running the house off the tanks alone when water levels allow. Mains water is available too. A multi-use sports court includes a basketball goal/hoop & could easily double for riding bikes, the kids are bound to love it! For the green thumbs & permaculturalists there is also a fabulous, fully enclosed, irrigated orchard which includes some 10 varieties of fruit trees + additional herbs & spices. This structure could also safely house chickens, small pets or the like.

#### The Garage:

It is hard to describe this enormous structure in words, seeing is really believing, but it is HUGE! A 4-bay garage with concrete floor, loads of lighting, 3-phase power, shelving & huge sliding doors to allow easy access for vehicles from the driveway. Despite its massive size, it is to the side of the property, so (surprisingly) doesn't visually dominate the other sections of the outside areas. A lined office has been enclosed within the garage with carpet, downlights, loads of power points & is very nicely done. This makes the perfect space for a work from home set up & can be easily accessed without going through the home.

#### The Parking:

Literally, loads of concrete has been used here & is enough space to park or store anything & everything! Cars, trucks, boats, caravans, trailers, all are welcome! Totally flat, with unrestricted access to drive through, there are secure gates as well as a handy, hot & cold outdoor shower, sink & cabinet. Perfect for cleaning up after fishing, a sandy trip to the beach or even makes an ideal place to wash the pets.

#### The Location:

Part of the 'Ocean Acres' enclave, blocks were designed to be bigger, so many of the surrounding properties are also on similar large allotments, giving an overall sense of space to the street. Zoned 'Home Industry' certain 'home activities' are permitted & can be found at the City of Onkaparinga website. Positioned around 2kms to the stunning white sands of Aldinga Beach or a tad further to Silver Sands, families will also benefit from the huge, Aldinga Payinthe B-12 College & ongoing redevelopment & revival of the Aldinga Township shops, cafes, pubs & streetscapes as well as the more modern Aldinga Central shopping complex & choice of medical centres. Aldinga is known for its community, arts & musical vibe as well as providing excellent facilities & services too.

I honestly can't say enough about this super special property, it is a genuine lifestyle opportunity & would be absolutely ideal for large or extended families, tradespeople, business owners, those with vehicles, entertainers or even those just looking for a bit of space to live sustainably. I am so honoured & excited to bring this beauty to the market!

Settlement times are flexible.