

OC

16 Aldinga Beach Road,
Aldinga Beach



From the Owners - Insights & Extras

What first attracted you to this property?
Premium Coastal Lifestyle & Location – Just 190m from the Esplanade, perfect for beachside walks, jogging, and enjoying the coastal lifestyle.

Why are you moving or selling?
We planned to relocate and enjoy this beautiful coastal area, but due to business commitments in Melbourne, we are unable to move and must sell.

What do you believe are the major benefits of living in or owning this property?
Prime coastal location just 190m from the Esplanade, within walking distance to shops, public transport, and local amenities. Spacious 740m² allotment featuring a versatile 4-bedroom, 3-bathroom, 2-kitchen layout, large parking area, private backyard with fruit trees, and potential for subdivision, redevelopment, or home-business use (STCC).

Have you completed any renovations or additions?
Fully renovated and extended with high-efficiency double-glazed sash windows. Six new split-system air conditioners were installed in November 2025.

Where is the electricity box located?
Right side of the house.

Where is the hot water system located?
Back wall of the house.

Is there air-conditioning or heating installed?
Six split-system air conditioners installed in November 2025.

What is the parking situation?
One garage, four off-street parking spaces, plus street parking available.

What are the nearest transport links?
Bus routes 750, 750A, 750X, 751, and 751A. The nearest stop is at Aldinga Shopping Centre, approximately 1.3km away.

Is there any additional storage?
Storage space is available under the stairs.

Where are the roof access points?
Located in the master suite.

What inclusions are to remain with the property?
Built-in furniture, fixed floor coverings, light fittings, window treatments, plus two TVs and an electric fireplace heater.

Please note any other benefits or features of the property you would like to inform buyers about:
Move-in ready with updated kitchen and bathrooms, a flexible dual-level layout with kitchenette, and a large 740m² allotment just moments from Aldinga Beach, shops, and public transport.