

# OC

31 Palmer Street,  
Aldinga Beach



# From the Owners - Insights & Extras

What first attracted you to this property?

**We owned the property at 33 Palmer Street since 2003 and built the house on that property. In 2006 the next door property at 31 Palmer Street came on the market and we bought it to prevent developers from removing the old trees and subdividing the block. There was an old house on the property which we rented out until 2017/18. We then demolished the house and built the new house in 2020.**

What do you believe are the major benefits of living in or owning this property?

**The location is ideal for a holiday house or for a small family. The house is close to the beach and the Aldinga Scrub and to the attractions offered throughout the Fleurieu Peninsula. The house is in quiet and peaceful surroundings, visited by a multitude of native birds and animals.**

Have you completed any renovations or additions?

**The house was built in 2020 and has not required any renovations or additions.**

Where is the electricity box located?

**On the side wall near the front entrance.**

Where is the hot water system located?

**On the eastern side of the house.**

What is the parking situation?

**Space for one car.**

What are the nearest transport links?

**Train daily from Seaford into the City and bus service.**

Is there any additional storage?

**A large shed at the rear of the property previously used to store a small boat.**

Where are the roof access points?

**In the hall leading to the bedrooms.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**