

# DISPLAY HOME FOR SALE

only  
**\$390,000\***

Set & forget

478 Aldinga Beach Rd  
Coast Estate  
Aldinga Beach

Just 5 minutes from the beach, this stunning family home is on a prime allotment in the middle of Aldinga Beach. With public transport, parks and library all situated within walking distance - do not let this opportunity pass you by!

Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

## Investor details

Lease : 1 year plus  
1 x 1 year extension\*

Rental : 7% of purchase  
price (\$27,300 per annum  
based on \$390,000\*)

Furniture : Furniture incl\*

Land area : 746 sqm

# Blue chip investment opportunity

**7%**  
RENTAL  
RETURN\*

**1ST**  
RATE  
INVESTMENT

**ZERO**  
MAINTENANCE

**STATESMAN**  
H O M E S



# Medindie

22.28  
squares

## Specifications

Living Area : 168.47 sqm  
Verandah : 3.90 sqm  
Garage : 35.10 sqm  
Total : 207.47 sqm  
Width : 15.70m  
(inc. double garage)  
Depth : 15.48m

- Offers exceptional value
- Stunning sun-filled rooms
- New family design
- Open-plan living at its best!
- Fabulous entertaining areas
- Wide entry sets the tone of spaciousness
- 4-bedroom home plus retreat, separate living/dining area and added games/home theatre
- Shoppers entrance from the garage adds a practical touch
- Finished with the latest in designer furniture
- A perfect family home for the astute investor
- Don't delay - this opportunity won't last!



## Enquire now

08 8366 0080

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**STATESMAN**  
HOMES

Unbeaten  
on Price  
and Quality

[www.statesman-homes.com.au](http://www.statesman-homes.com.au)