

# 10 Passmore Avenue, Port Noarlunga, SA 5167

## House For Sale

Thursday, 9 May 2024



10 Passmore Avenue, Port Noarlunga, SA 5167

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 720 m2**

**Type: House**



Paul McGrath

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**\$645,000 - \$695,000**

RLA 252 299 Be early to see this larger brick-vaneer home on a generous allotment built in 1984 - but you must be willing to do some hard work. Get it right and reap the rewards as this price point and location are popular. It will help to have had some experience in the past but even first timers will love this one. You can move in now and do it when the budget allows or get cracking as soon as you get the keys. Situated near shops, transport, parks, Onkaparinga River and schools and it is only a short drive to the beach. Internally you get a large L-shaped lounge dine plus a family/living room adjacent the kitchen. Parquetry flooring in the main areas is in surprisingly good condition. Great internal design - perfect for the larger family. The 4th bedroom could easily be taken out if you wish to have a larger family room - very versatile. Paint, carpet and the kitchen cupboards all need attention and the bathroom, laundry and toilet could do with an upgrade when you are ready. The covered entertaining area faces north and the position of the carport allows for more vehicles to get to the back yard with some minor modifications. Good sized yard means that the kids have a bit of room and there are 2 sheds for storage or a workshop. The land being approx 720m<sup>2</sup> with a 18.59m frontage should also allow for a redevelopment into two for those who want it (STCC). This is a big bonus for future value. Owner lives interstate and wants it sold so don't be slow on this one. Council Rates: \$1,897.89 p.a. SA Water \$659.08 p.a. plus usage ESL \$139.20 p.a.