

# 11 Manica Avenue, Noarlunga Downs, SA 5168



## House For Sale

Wednesday, 22 November 2023

11 Manica Avenue, Noarlunga Downs, SA 5168

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 4

**Area:** 584 m<sup>2</sup>

**Type:** House



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**\$695,000 - \$745,000**

Discover the charm of this 3-bedroom, 2-bathroom residence in Noarlunga Downs, serving as a gateway to a world of outdoor adventures and scenic wonders. Nestled beside a vast reserve, it offers breathtaking views over the Onkaparinga River Recreation Park, leaving you enchanted. On clear days, the backyard opens up to panoramic views of the ocean, providing an extra layer of beauty. As evening approaches, indulge in stunning sunsets that transform your home into a haven of tranquility. Each bedroom is designed for comfort, and equipped with ceiling fans, while the master bedroom boasts a built-in robe for added convenience. This home seamlessly integrates contemporary comforts, natural beauty, and thoughtful design, creating an extraordinary living experience. At the core of this residence lies the warm and inviting living room, featuring a gas heater and an RC Split system for year-round comfort. Step into the enclosed verandah, transformed into a second living room, seamlessly connecting to the outdoors with access to the carport and backyard. Culinary enthusiasts will appreciate the well-appointed kitchen with a 4-burner gas cooktop, rangehood and electric oven. Enjoy picturesque views from the window into the sunroom, overlooking the lush garden and the flowing river. A convenient bar, accessible from the lounge room, and a servery into the kitchen/dining room add a touch of sophistication to your entertaining. Step into your meticulously irrigated gardens, where both the front and backyards create a fruit lover's paradise. Imagine harvesting fresh cherries, apples, oranges, lemons, apricots, figs, feijoas, nectarines, peaches, strawberry guavas, and passionfruits (young dwarf trees). A genuine sanctuary for nature enthusiasts! Embrace sustainable living with a 6kw solar panel system paired with an Ever Ready battery, making your home an eco-friendly retreat. Roller shutters provide security and serenity. Your peace of mind is further secured with an enclosed workshop off the carport, offering ample storage. Explore the beauty along the walking trails of the Onkaparinga River Recreation Park at your doorstep. Immerse yourself in lush greenery and captivating landscapes as the soothing sounds of nature accompany your every step. This property is more than a residence; it's an invitation to a lifestyle where the great outdoors seamlessly becomes an extension of your living space. Seize the opportunity to make this riverside delight your own. Contact us now to schedule a viewing and step into a life where every day is an adventure. Your new home awaits!

**Nearby Conveniences & Attractions:** - 400m to the Onkaparinga River Recreation Park, walking trails, bike tracks & boardwalk - 650m from the banks of the Onkaparinga River - Colonnades Shopping Centre (~4 min) - Southern Expressway Entry/Exit ramp (~4 min) - Port Noarlunga town centre & foreshore precinct with cafés, restaurants, shops and jetty (~5 min) - Christies Beach Sporting Hub / Bice Oval (football, tennis, cricket, lawn bowls) (~5 min) - Port Noarlunga Beach (~6 min) - Noarlunga Entertainment precinct (movies, eateries, shops & swimming/sporting facilities) (~6 min) - Stunning Moana drive-on beach (~10 min) - O'Sullivan Beach boat ramp (~10 min) - World-class McLaren Vale wine region (~14 min) - Adelaide CBD (~31 min)

**Nearby Schools:** - Noarlunga Downs Primary School - Huntfield Heights Primary School - Hackham West R-7 School - Calvary Lutheran School - Christie Downs Primary School - Cardijn College - Marcellin Technical College - Christies Beach High School - Wirreanda High School - Seaford 6-12 School

**Built in:** 1986  
**Certificate of Title:** 5613/293  
**Council:** City of Onkaparinga Council  
**Council Rates:** \$414 pq (approx)  
**ESL:** \$90 pa (approx)  
**SA Water:** \$147 pq (plus usage) (approx)  
**Land Size:** 584m<sup>2</sup> (approx)  
**Rental Appraisal:** \$520-\$550pw

If this property sounds like your next opportunity, connect with Natalie Jones from We Connect Property on 0403 799 983 today to arrange an inspection or find out more.