

# 11 Nairne Court, Noarlunga Downs, SA 5168

## House For Sale

Thursday, 25 April 2024



11 Nairne Court, Noarlunga Downs, SA 5168

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 621 m2**

**Type: House**



Scott McPharlin



Zach Sproule  
0435661010

## Under Contract

This neat and tidy home has been freshened up with new flooring, fresh paint and a lovely kitchen upgrade incorporating gorgeous timber benchtops and high quality fittings. A cosy lounge leads to an open kitchen and meals area, 2 good sized bedrooms with robes and a neat, neutral bathroom with separate laundry. Set in a quiet cul-de-sac and opposite a park, it's sure to appeal to a variety of buyers. A particularly great entry-level property for those starting out in the market or purchasing their first investment property. Ducted evaporative cooling and ceiling fans in the bedrooms will make summer a breeze. A gas heater has been included so you'll be cozy in winter too. Outside you'll find a large paved courtyard, and plenty of off street parking along with a shed to store tools and toys. There's plenty of room out the back to extend, build a double garage, or put in a pool (STCC). This location is just fantastic. For practicality, Colonnades shopping centre and Noarlunga Train Station are nearby, as is the Noarlunga Hospital and Beach Road shopping/cafe precinct. A short drive will take you to the famous Christies Beach foreshore, popular Port Noarlunga or to the McLaren Vale Wine Region. Commute to the CBD via the Southern Expressway in around 35 minutes by car. \*\*All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified\*\* (RLA 222182)