

**117 Barcelona Road, Noarlunga Downs, SA 5168**



**Sold House**

Friday, 3 November 2023

117 Barcelona Road, Noarlunga Downs, SA 5168

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1172 m2**

**Type: House**



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**\$740,000**

Please contact Jemma Turner from Magain Real Estate for all your property advice. What an opportunity! Rarely offered, this fantastic allotment houses two homes totally 6 bedrooms, 3 bathrooms and 3 living areas! At the front of the property sits the fantastic 4 bedroom home. The perfect fit for your growing family, offering a spacious and versatile floor-plan. As you step into the home, your attention is immediately drawn to the elegant and well-lit formal L-shaped lounge and dining room. This spacious area is designed to exude a sense of openness and connectivity with the rest of the home. An architectural half wall cleverly separates this inviting space from the entryway, allowing you to catch a glimpse of the beautifully illuminated lounge and dining area. On the other side of this is the generous sized main bedroom, thoughtfully designed and a haven of comfort and style featuring a spacious walk-in robe for providing ample storage for your clothing and complete with an ensuite bathroom. Into the kitchen featuring an abundance of cupboard and bench space, a generous built in pantry and appliances including a gas cooktop, dishwasher, and oven, as well as plenty of space for your fridge and microwave. The kitchen overlooks the second living area which is the perfect place to kick back and unwind offering a combustion heater and seamless access to the outdoor entertainment area via sliding doors. The remaining three bedrooms complete this home, all which are generously sized allowing an abundance of space to customise each of the rooms to suit your own personal preferences with bedrooms 2 and 3 complete with built in robes. The main bathroom services these rooms with a separate toilet for convenience. Heading outside, the front of the home presents beautifully. With a neat and tidy front garden, featuring an abundance of stunning trees, plants, and shrubbery. There is a single carport off the double U-shaped driveway for safe storage of your vehicle as well as plenty of additional driveway space if you require. Under a flat pergola the outdoor entertainment space is the perfect place to entertain all year round. For the aspiring green thumb there is a garden bed to work with as well as a large shed for storage of your tools and equipment. The most unique thing about this property is its fully established granny flat at the rear of the allotment. Comprised of a pergola and decked area overlooking the backyard, well-appointed kitchen, dining and living areas (finished with a spilt system), two bedrooms (1x completed with walk-in robe and its own spilt system) and one bathroom. In an extremely convenient location with numerous schools all within a close proximity such as, Noarlunga Downs Primary School, Huntfield Heights Primary School, Cardijn College and Seaford Secondary School. Public transport from this home is a breeze with Noarlunga Bus Interchange and Noarlunga Train Station only a short walk away, as well as Colonnades shopping centre very close by. There's also plenty of fun activities nearby which you can enjoy with the whole family, being located only a short distance from plenty of parks and reserves and being only a short drive away from the beach. Disclaimer: All floor plans, 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 Magain Real Estate: Seaford