

13 Berwick Street, Port Noarlunga South, SA 5167

Harcourts Wine Coast

House For Sale

Thursday, 9 May 2024

13 Berwick Street, Port Noarlunga South, SA 5167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 923 m2

Type: House



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Best Offer By 12pm Wednesday 22nd May 2024 (USP)

Brimming with gorgeous natural light and elegant style, welcome to this comprehensively updated 4-bedroom sanctuary in the heart of Port Noarlunga's tightly held 'Golden Triangle' precinct. Perfectly placed just 300m from the Onkaparinga River and a footbridge that whisks you across to spectacular Southport Beach, there's both beautiful simplicity and exquisite luxury built into this truly magnificent home. Impeccably presented with flawless finishes at every turn, a deluxe galley-style kitchen takes centre stage, featuring contemporary tiled splashbacks, crisp white cabinetry, superior 900mm stainless steel oven & gas cooktop, dishwasher and stacking servery windows creating effortless connection with the alfresco beyond. Along with a sunlit open plan living/meals zone showcased by polished timber floors, a separate formal lounge and generous secondary bedroom, soothing sanctuary awaits in the sprawling master suite where whitewashed stone walls combine with a vast walk-in robe and ensuite access takes you through to the breath-taking 'bathroom-with-a-view'. A shower with opulent rainfall head and floor-to-ceiling tiles overlooks a glass-lined atrium, while a separate open-air shower amongst the greenery adds a sense of resort-style luxury. But it's outside where you'll really fall in love. Throw open glass stacking doors to savour weekends with friends under the glorious pergola adorning the timber deck, and against a backdrop of exquisitely landscaped gardens, host magical evening drinks on the lawn as you mingle beneath sparkling festoon lights. The kids are catered for too, with a cubby house surrounded by shady trees, and wide drive-through access from the front providing ample space to park multiple vehicles and the boat. Plus, a versatile self-contained studio complete with a spacious living area, good-sized bedroom and well-appointed bathroom with ample storage is the perfect place for guests or to house a comfortable home office. It's hard to beat the location too. With enviable proximity to one of SA's most stunning shorelines, appreciate your new laid-back lifestyle with so many Mid-Coast attractions nearby. The cafés, restaurants and shops of Port Noarlunga are just minutes away, and you'll enjoy exceptional access to quality schools and public transport. And the CBD? Well, that's just an easy commute away... Looking for rare coastal luxury in an incredibly coveted location? This is it. Call Carly to arrange your inspection today.

Why You'll Love It:

- Private, peaceful living in Port Noarlunga South's Golden Triangle precinct
- Modern 4-bedroom family home with landscaped gardens, 300m from the Onkaparinga River and Southport Beach
- Updated inside and out with exquisite additions and fresh paintwork
- Sunlit open plan living with polished timber floors and access to rear alfresco
- Deluxe galley-style kitchen with contemporary features
- Separate formal lounge with striking feature walls
- Luxurious master suite with walk-in robe and ensuite access
- Shared bathroom with deluxe tiles and stone-clad atrium
- Timber decked alfresco with heating and electric blinds
- Magical north-facing backyard oasis with lush gardens and terraced lawns
- Extended driveway with ample parking space
- Video remote and gate activation
- Additional shed, chicken coop, and cubby house
- Double glazed windows and instant gas hot water
- Fibre to premises internet and 7.8kW solar system

Fully self-contained separate studio, perfect for guest, home office or teenager's retreat:

- Large separate living studio area, home office or teenagers sanctuary. Fully insulated with skylights, epoxy floors and end to end storage.
- Built in robes that also acts as study/ home office desks to facilitate working from home
- Newly installed split system provides cooling and heating for the studio
- Full bathroom with floor-to-ceiling tiles, shower, vanity and heat lamps + separate sink/kitchenette area and spacious living area.
- 1 x bedroom with a window to the studio with build in robes and private external access

Fantastic Location:

- Footbridge to Southport Beach: 300m walk / 450m drive
- Port Noarlunga township & Jubilee Playground: 1.5km (~2 mins)
- Seaford Central Shopping Centre: ~5 mins
- Colonnades Shopping Centre & Noarlunga Entertainment Hub: ~6 mins
- McLaren Vale wine region: ~14 mins
- Adelaide CBD: ~30 mins

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 249515)