

**13 Edgehill Walk, Noarlunga Downs, SA 5168**



**Sold House**

Monday, 28 August 2023

13 Edgehill Walk, Noarlunga Downs, SA 5168

**Bedrooms: 3**

**Bathrooms: 2**

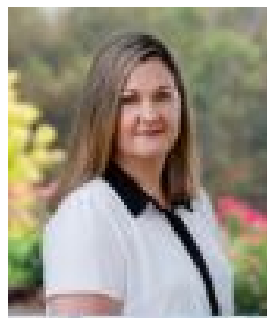
**Parkings: 2**

**Area: 352 m2**

**Type: House**



Travis Denham



Michelle Draper  
0420278550

**\$600,000**

Travis Denham and Michelle Draper proudly present to the market this lovely family home located at 13 Edgehill Walk, Noarlunga Downs. Showcasing contemporary designs throughout an extensive and fully function floorplan, complete with an open-plan kitchen and dining area, this property is packed with features you will be sure to love. Positioned within close proximity to local amenities such as shops, schools and parks this home is sure to appeal to a wide variety of purchasers. Entering the home, this residence exudes a warm and welcoming ambiance throughout with stunning timber-style flooring complimented by large picture windows. The idyllic entertainer is sure to love the open-plan kitchen and dining area as it allows an abundance of space for your guests to utilise. The kitchen boasts contemporary designs featuring an array of grey cabinetry complimented by a white tile splash back. Quality appliances include a gas cooktop, oven and dishwasher as well as plenty of bench top space for food preparation. There is extensive storage available with plenty of cupboards and drawers. For optimum temperature control, the kitchen and dining area is fitted with a split-system air-conditioning unit. Moving through the home, family and friends will enjoy the cosy living area that offers plenty of space for you and your guests to enjoy, or to simply cuddle up watching your favourite movies during the colder months. It also provides seamless access to the outdoor area via sliding glass doors. Three quality bedrooms complete the home, each generously sized, allowing an abundance of space to customize each of the rooms as per your preferences. The master bedroom benefits from a fully equipped ensuite and a spacious walk-in wardrobe. For your storage convenience, bedrooms two and three are both equipped with built-in wardrobes. For added convenience, bedroom three can also be used as a study/home office, perfect for those who work from home. The layout of this floorplan is exceptionally functional with bedrooms two and three both within close proximity to the home's main bathroom and laundry. The main bathroom is complete with a powder room, shower, bathtub and to the delight of the growing family there is a separate toilet. The home offers genuine street appeal and for safe storage of your vehicles, there is a double garage spanning a generous 5.77m x 5.43m. The rear yard has been well-maintained and is perfect for those looking for a low-maintenance garden. As far as location goes you really cannot get much better than this! 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, it really just doesn't get much better than this. Currently tenanted with a fixed term lease until 06/09/2023. The tenant is currently paying \$400 per week but in the current market it has had a rental appraisal of \$550 - \$570 per week. 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 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd