

13 Marla Crescent, Noarlunga Downs, SA 5168

House For Sale

Tuesday, 30 January 2024



13 Marla Crescent, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1033 m2

Type: House



John Lewis

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Nick van Vliet

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\$695k - \$750k

Offers Close Tue, 13th Feb - 3pm (usp) This tastefully renovated home offers 3 bedrooms, 2 bathrooms, 2 living rooms and is set on a generous 1033sqm parcel. The home presents in immaculate condition and is elevated to enjoy stunning vistas over the Onkaparinga River and beyond. This home has been beautifully updated throughout and recent renovations include new kitchen, both bathrooms, and laundry. The home also has new carpets and curtains to all bedrooms and the entire home has been freshly painted and retiled. All the hard work has been done, this wonderful home is now move-in ready!

What We Love About The Property;

Indoors;

- Welcoming front verandah leads into the front formal entry-Formal (second) living room adjoins the dining room at the front of the home. It has lovely natural light with North facing windows allowing the warm winter sun in, and a split system for heating and cooling
- The large open plan living/dining/ kitchen area has magnificent views to the South over the Onkaparinga river and wetlands. Sliding doors offer seamless integration to the outdoor entertaining area, and the kitchen window can be used as servery onto the large included outdoor kitchen cupboard. The large split system keeps the home comfortable all year 'round-Brand new stunning chefs kitchen offers all stainless steel appliances including 900 wide oven with 5 burner gas stovetop and rangehood, dishwasher and water filter. The walk-in pantry, breakfast bar with stunning benchtops and outdoor servery are all great features
- Main bedroom is located at the front of the home with large North facing bay window with garden views, walk-in 'robe, and new ensuite with toilet, vanity and shower with inset shelving-Bedrooms 2 and 3 are both of good size with built-in 'robes. All bedrooms have brand new carpet-Completely renovated sparkling 3 way family bathroom with floor to ceiling tiles, bathtub, shower, separate vanity and separate toilet
- New laundry has storage and bench with trough and tiled splashback

Outdoors;

- Double width paved driveway leads to the double car garage with remote roller doors. There is also a set of double gates to allow access to the side of the property for secure parking of trailer etc-Impressive 9m x 5m (approx.) pitched roof outdoor entertaining area is perfect to enjoy outdoor dining and entertaining in all weather while enjoying those superb elevated views. This huge paved area adjoins the garage to extend the entertainment area even bigger if necessary for larger parties-The private rear yard is fully fenced and secure for pets and kids-Mature fruit orchard includes Peach, cherry, Avocados, Apricots, Mandarin and Citrus trees-Large greenhouse is (approx.) 6m x 2.5m perfect to grow your own veggies-Several garden sheds include 3m x 3m and 3m x 1.5 (approx.) with paved floors

Services;

- Mains power, sewer and water-5KW solar system-NBN-Instant gas hot water service

Immaculate presentation coupled with a sensible and spacious floorplan make this home a joy to live in. The elevated views create a true feeling of space on this large allotment which provide an opportunity to live a semi self-sufficient lifestyle by growing your own food

Located within 1.5km of colonnades shopping centre, medical centre/hospital, cinema, leisure centre and local public and private schools and day care centres

Enjoy local walking and bike trails at your doorstep or the beautiful beaches and foreshore of Port Noarlunga only moments away. The world famous McLaren Vale wine region is 15 minutes away, or catch the train or bus to the city

This is an opportunity not to be missed. Come and check it out-you're gonna love it!

Certificate of Title - 5976/833
Council - Onkaparinga
Zoning - GN - General Neighbourhood
Year Built - 2002
Land Size - 1033sqm
Total Build area - tba
Council Rates - \$1,857.79 pa
SA Water Rates - \$161.70 pq
Emergency Services Levy - \$136.15 pa

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