

14 Katharine Street, Port Noarlunga, SA 5167

House For Sale

Tuesday, 12 March 2024

14 Katharine Street, Port Noarlunga, SA 5167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 402 m2

Type: House



Carly Frost
0883239300

Best Offer By 1pm Tuesday 26th March 2024 (USP)

With the glistening waters of Port Noarlunga Beach a leisurely stroll away from this contemporary double-storey home, picture the incredible lifestyle you could indulge in from this enviable address. Designed to embody the sweeping ocean and rural views, the upstairs makes the most of the panoramic rural and ocean views with casual and formal living and dining areas. An enclosed terrace is ideal for year-round relaxation and entertaining thanks to the gourmet kitchen and scullery inspiring memorable gatherings with your nearest and dearest. You're spoilt for choice about where to enjoy your morning coffee or evening cocktails, and perhaps you could ponder over this in your freestanding bath adjoining your sumptuous primary suite complete with a dressing room. The downstairs is a dedicated family wing with three bedrooms, a bathroom and a spacious games room leading out to alfresco dining within landscaped gardens. This clever design promotes multigenerational living as well as the option to create an office, studio or self-contained accommodation on this floor offering plenty of separation from the upstairs. This property features 19 solar panels with a total capacity of 7kW, offering significant electricity savings and environmental benefits. The property also offers enhanced energy efficiency and noise reduction, thanks to its comprehensive double glazing installed throughout the house. Situated on a 402 sqm block and with 273.6sqm of internal living space, the low maintenance grounds ensure your precious time belongs to you. As well as being a stroll from the beach, you're also within walking distance of the Port Noarlunga town centre, Port Noarlunga Primary School, Port Noarlunga Golf Driving Range and Onkaparinga River Recreation Park, abundant in native fauna and wildlife. You're only a short drive away from Christies Beach Primary School, Noarlunga Downs Primary School, St John the Apostle School, Colonnades Shopping Centre and Noarlunga Railway Station delivering you to Adelaide in no time. This immaculately presented home could be yours with just one phone call to Carly. Please don't hesitate and arrange a viewing today. Why You'll Love It: • Incredible beachside location with ocean and rural views • Four-bedroom (three with walk-in robes), two-bathroom (each with a bath and floor-to-ceiling tiles) • Upstairs offers spacious open-plan living and dining leading to an enclosed and tiled terrace through bifold doors • Formal lounge upstairs with a stylish methanol fireplace • Upstairs gourmet kitchen with stone countertops, stainless steel appliances with a freestanding cooker and dishwasher, scullery and an island bench with seating • Sumptuous upstairs primary suite with a dressing room, walk-in robe and an ensuite with dual vanities and freestanding bath • Downstairs games room leading to alfresco dining under the main roof in low maintenance gardens • Upstairs powder room • Separate laundry with storage and external access • Timber flooring in the living areas and carpet in the bedrooms and formal lounge • This property features 19 solar panels with a total capacity of 7kW • Ducted heating & cooling throughout • 402 sqm block, 273.6sqm internal living space A Fantastic Location • Port Noarlunga town centre (240m, 4 min walk) • Port Noarlunga Primary School (550m, 8 min walk) • Port Noarlunga Beach (600m, 9 min walk) • Port Noarlunga Golf Driving Range (600, 9 min walk) • Onkaparinga River Recreation Park (650m, 11 min walk) • Christies Beach Primary School (1.8km, 4 min drive) • Noarlunga Railway Station (2.5km, 5 min drive) • Noarlunga Downs Primary School (2.5km, 5 min drive) • Colonnades Shopping Centre (2.7km, 5 min drive) • St John the Apostle School (2.9km, 7 min drive) • Adelaide (31km, 39 min drive) Property Specifications Certificate of Title: Volume Folio Title Type: Torrens Title Council: Onkaparinga Zoning: Housing Diversity Neighbourhood Built: 2019 Council Rates: \$ 2,760 per annum SA Water Rates: \$157.00 per quarter 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)