

# 149 Esplanade, Port Noarlunga South, SA 5167

## Sold House

Wednesday, 8 May 2024

149 Esplanade, Port Noarlunga South, SA 5167

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 735 m2

Type: House



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## Contact agent

OPEN INSPECTION CANCELLED. With enviable proximity to one of SA's most stunning shorelines this unique family home offers an incredible lifestyle with sweeping ocean views, a spacious backyard, two living areas, and plenty of space for entertaining, positioned in a premium seaside location overlooking one of Australia's most beautiful beaches. As you approach the home, you will appreciate this prime location directly on the waterfront Esplanade with gentle ocean breezes accompanying your every step. Head upstairs to the main living and dining area and be wowed at the sight before you. Spacious and light-filled, the living area is well designed with high cathedral ceilings, exposed beams, and large windows framing the truly spectacular outlook. With ocean views from north to south, you can see all the way to Port Noarlunga Beach, the reef and the jetty. There is also a second living area that extends out onto a balcony with more of those amazing views. Gorgeous pendant lighting features throughout the top floor which has been hand-made from the Adelaide Jam Factory adding a sense of sophistication. The ground level has a spacious foyer, three bedrooms, a family bathroom with a spa, an ensuite to the master bedroom, and separate laundry with exterior access. Step outside to the backyard and enjoy a tranquil paradise with manicured established gardens, an expansive lawned area and a covered patio; ideal for barbeques with family and friends. Positioned mere steps from the Onkaparinga River & spectacular Southport Beach, shops, cafes, waterfront playground and just a 60 second walk to direct beach access, this divine property with space for the whole family is the ultimate seaside oasis! What's not to love about this beautiful coastal lifestyle?

**Why You'll Love It**

- 748m<sup>2</sup> approx. block on the Esplanade
- Sensational views of the sea all the way to Port Noarlunga Beach and the jetty
- Cathedral ceilings with exposed beams
- Second living area flowing onto a balcony
- Covered outdoor entertaining area
- Spacious backyard with garden shed and cellar
- Roller shutters on the front windows
- 60 second walk to direct beach access
- Pendant lighting has been hand-made from the Adelaide Jam Factory
- Servery from the kitchen into the formal dining area
- Established gardens
- Split systems on both levels
- Master bedroom has a wall of robes and a private ensuite
- Separate laundry with exterior access
- 700 metres from transport
- Vics Place bar & dining a short 2 minute walk
- 950 metres from the local shops and cafes
- 1.6km from South Port Primary School
- 3.7km from Seaford Central
- Seaford Meadows Shopping Centre (~3 minutes)
- Port Noarlunga Golf Driving Range (~3 minutes)
- Seaford Central Shopping Centre (~5 minutes)
- Colonnades Shopping Centre & Noarlunga Entertainment Hub (~6 minutes)
- Stunning drive-on Moana Beach (~6 minutes)
- Noarlunga Hospital (~8 minutes)
- World-class McLaren Vale wine region (~14 minutes)
- Thaxted Park Golf Course (~15 minutes)
- Westfield Marion Shopping Centre (~20 minutes)
- Adelaide Airport (~30 minutes)
- Adelaide CBD (~30 minutes)

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)