

**16 Nungamoora Street, Hallett Cove, SA 5158**

**Sold House**

Tuesday, 19 December 2023

16 Nungamoora Street, Hallett Cove, SA 5158

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$780,000**

This beautiful home provides low maintenance living filled with natural light that would be suitable to accommodate any family ... you can simply move in and enjoy today. On entering the property, you will be greeted by the large entrance with direct access to the open living and dining space that opens out to the rear deck, perfect for entertaining friends and family all year round or simply enjoy a quiet morning coffee and take in the sea views. The central kitchen is complete with a dishwasher, ample bench space, pantry & cupboard space plus a brand new 900mm electric oven and a 5-burner gas cooktop. This well-designed home boasts a range of features including four generous sized bedrooms with three of them having built-in robes, ducted evaporative cooling throughout plus a gas wall heater; these features ensure your comfort all year round, no matter the weather. Single carport with double gates for secure parking plus extra room for multiple cars. One of the standout features of this property is its location. Situated in Hallett Cove, you'll enjoy breath-taking water views, providing a serene and peaceful atmosphere, while being walking distance to the Hallett Cove train station. Shopping precinct, local schools including Hallett Cove R-12 & public transport are close-by, plus a short drive to Marion Shopping Centre, Flinders University and Medical Centre.

**Key Features:**

- Freshly painted with new flooring throughout
- Central kitchen adjacent to spacious family/dining area
- Bathroom complete with bath, shower & separate toilet
- Ducted evaporative cooling throughout & gas wall heater
- Plenty of storage around the home
- Single carport with double gates
- Garden shed
- Enjoy the sea views from the rear undercover deck
- Brick and tile build with North facing rear yard and entertaining

**Property Specifications:** CT: 6290/26 Council: City of Marion Zoning: HN - Hills Neighbourhood Year Built: 1974 Land Size: 600m<sup>2</sup> SA Water Rates: \$153.70 p.q ESL: \$130.10 p.a

This stylish home is sure to appeal to families, investors, downsizing homeowners, professional couples, and first home buyers alike! Don't miss your opportunity to move into this popular coastal suburb!

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