

**16a Oxford Street, Port Noarlunga South, SA 5167**

**Harcourts** Wine Coast

**House For Sale**

Tuesday, 28 May 2024

16a Oxford Street, Port Noarlunga South, SA 5167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Carly Frost

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## Best Offer By 11am Tuesday 11th June (USP)

Welcome to your dream home, just one street away from the beach. This exquisite property boasts undeniable street appeal with an exposed aggregate double driveway, perimeter paths and side gates access to the rear. The rendered facade, complemented by a stone and timber pathway, lush green lawn and a panel lift roller door double garage, sets the stage for luxurious living. The double car garage offers internal and rear external access and ample space for a caravan or two cars. Equipped with a 10 kW solar panel system, a comprehensive security system and zoned ducted heating and cooling this energy-efficient home promises sustainability and peace of mind. Upon entry, the freshly painted home welcomes you with elegant floating flooring, downlights and high ceilings, creating a warm and inviting atmosphere. The modern kitchen is a chef's delight, a stunning glass window splashback and large skylight floods the space with natural light. It offers incredible storage, a beautiful timber top island bench with a double sink and dishwasher, a glass window splashback and a 900mm Westinghouse oven with a gas cooktop. The kitchen overlooks the dining and living area, which features a cosy gas fireplace and six double-glazed stacker doors that open to the stunning alfresco area. The alfresco area is perfect for entertaining, with timber decking, built-in feature lights, blinds and ceiling heaters. The deck extends to the inground salt-chlorinated pool with a glass balustrade and plenty of grassed space for pets and children. Additional outdoor features include a pool shed, built-in timber bench for seating/storage, an outdoor shower and BBQ area. Upstairs, the home offers four bedrooms, each generously sized. Bedrooms 2, 3, and 4 all feature mirrored built-in robes and roller blinds. The master suite is a true retreat, with an expansive walk-in robe, a private balcony and a large ensuite with a double shower, double sink, separate toilet. The family bathroom features a full-size bath, double sinks, under-bench cabinetry and a freestanding shower, complemented by a separate toilet and hand basin. Why you will love it: • 4 bedrooms, 2 bathrooms, 2 living areas, 405sqm • One street from the beach • Exposed aggregate double driveway • Side gate access to rear • Lush green lawn • Double garage with rear yard access • Elegant floating flooring • High ceilings and downlights • Modern kitchen with glass window splashback, skylight and timber top island bench • 900mm Westinghouse oven and gas cooktop • Gas fireplace in living area • Zoned, app controlled ducted reverse cycle aircon cooling and heating • Stunning alfresco with timber decking • Salt-chlorinated in-ground pool • Master suite with walk-in robe and ensuite • Private balcony in master suite • 10kW solar panel system • Natural skylights and solar skylight This home at 16a Oxford Street is perfect for families seeking luxury, convenience, and a coastal lifestyle. Don't miss out on this exceptional opportunity. Property Specifications: Certificate of Title: Volume 6111 Folio 384 Title Type: Torrens Council: Onkaparinga Zoning: General Neighbourhood Built: 2015 Council Rates: \$2,218.67 per annum Emergency Services Levy: \$163.40 per annum SA Water Rates: Supply \$74.20 & Sewer \$115.13 = Total: \$189.33 per quarter Community Fees: N/A 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)