

**17 Irvine Street, Port Noarlunga, SA 5167**

**House For Sale**

Saturday, 11 November 2023



17 Irvine Street, Port Noarlunga, SA 5167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 793 m2**

**Type: House**



**MINUS THE AGENT**

Minus The Agent Sales  
1300797170

## **\$755K-\$785K Offers Closing Mon 27 Nov (USP)**

Phone enquiry code for this property : 7109 GREAT LOCATION with ocean views from the front porch.>> INVESTMENT Long term tenant onboard ready for you to begin your investing journey.>> BUILDERS / DEVELOPERS 4 Dwelling Site subject to consents. Make your mark here in Port Noarlunga based on many already recently developed sites in Port Noarlunga, your 793.4 sq.m's and 18.6m frontage; will allow up to 4 dwellings to be built and with coastal views; based on 2 storey constructions. 18.6 x 42.7 regular shaped allotment.>> YOUR NEW HOME The images here are from the original purchase and the house does need some TLC. But have a drive by and you will see that it would not take much time and \$\$\$ to get it looking great again. It's just a little tired.\*3 Bedrooms\*Split System A/C\*Formal Lounge with Combustion Heater\*Huge rumpus room adjoins verandah great for entertaining\*Large garage and/or workshop\*Carport under main roof with room for caravan and/or boat. Located in beautiful Port Noarlunga, and its magnificent southern coastline. Enjoy the vibrant attractions of the Port Noarlunga township for a unique boutique shopping and dining experience, wander along the jetty, snorkel the well acclaimed Noarlunga Reef or paddle the nearby Onkaparinga River in your kayak or paddle board. Colonnades shopping centre just a few minutes away, Jetty Street Café's and you'll be surrounded by quality schools and public transport. And just 15 minutes from the sensational McLaren Vale Wine Region.\*\*All floorplans, 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\*\*Phone enquiry code for this property : 7109