

**17 Norama Street, Taperoo, SA 5017**

**HARRIS**

**House For Sale**

Tuesday, 30 January 2024

17 Norama Street, Taperoo, SA 5017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 427 m2**

**Type: House**



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## Contact Agent

This tastefully updated 1961 double-brick home provides the perfect opportunity to enjoy the easy-going rhythm of coastal living at its best. High ceilings and well-proportioned rooms welcome you with an influx of natural light and provide an atmosphere that radiates beachside charm. Freshly updated decor throughout the home delivers a warm, welcoming feel and includes a combination of original polished and modern floating timber floors. In addition to 3 generous sized bedrooms in the main part of the house, the huge 4th bedroom has its own dedicated entrance and ensuite. This flexible area is equally suited to providing a teenage retreat, home office or business. The updated kitchen with dishwasher and open plan dining room open up onto the stunning deck. This beautiful entertainment area is the place to kick back and relax whilst overlooking the delightful landscaped garden. Planted with many beautiful natives, wicking vegetable beds and a lawn area, the garden also includes a watering system for easy maintenance. Ducted heating and cooling provide year round comfort with a near new combustion heater to the living area. There's nothing like a crackling wood fire to turn this space into a cozy retreat for those cooler days. The home's main bathroom has benefited from a complete renovation. A third toilet leading off the laundry is ideal for a larger family or when guests arrive. At the side of the property, an electric roller door leads to a large rear carport with undercover access to the home's rear door. A large shed and smaller toolshed provide lots of storage for gardening equipment, bikes and tools. There is also ample space down the side of the house that can be used for further storage. The beautiful unspoilt Taperoo Beach is a short stroll away. A 5 minute walk takes you to Roy Marten Park with its very popular adventure playground, dog parks and beachside fitness trail. A further 5 minutes leads to the soon to be opened Fort Largs which will provide cafes, restaurants, fresh food market and market stalls. With Semaphore and Port Adelaide on your doorstep, you also have Westfield West Lakes only 15 minutes drive away. The property enjoys proximity to bus stops and a 5 minute walk to the Taperoo Railway Station with a 30 minute train trip to Adelaide CBD. Truly a rare find in today's tightly held market, a 4 bedroom, 2 bathroom family home with all the work done, surrounded by quality neighbours situated in a popular part of the Le Fevre Peninsulas coastal strip. Not going to auction, this home is for sale and is expected to sell quickly. For further information feel free to call Nick anytime. Specifications: CT / 6194/745 Council / Port Adelaide Enfield Zoning / General Neighbourhood Built / 1961 Land / 427m<sup>2</sup> Frontage / 13.33m Council Rates / \$1047.40pa Emergency Services Levy / \$127.10pa SA Water Rates / \$237.30pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Ocean View P-12 College, Le Fevre Peninsula P.S, Westport P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409