

18 Alan Street, Port Noarlunga, SA 5167

House For Sale

Friday, 3 November 2023

18 Alan Street, Port Noarlunga, SA 5167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 726 m2

Type: House



Carly Frost
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Best Offer By 11am Tues 14/11/23 (USP)

Perched on an elevated 726m² (approx.) block, just casual stroll from the beach, this versatile family home delivers in both space and setting. Ideally positioned in the heart of popular Port Noarlunga, it's the perfect blend of laid-back convenience, coastal living, modern comfort and stunning views to the Onkaparinga River. Stepping inside, inviting interiors with stylish floating floors are bathed in natural light, presenting a harmonious blend of versatility and comfort. Flowing seamlessly across multiple living zones, everyone's got room to unwind or entertain across a spacious floorplan. Whether it's an intimate dinner with friends in the formal dining room, weekend movie with the kids or a relaxed night curled up in one of three living zones, the ambience is always just right; the main family living area made especially cosy in winter thanks to combustion heating. Adjacent these zones, the welcoming timber-and-leadlight trimmed kitchen takes centre stage, well equipped with stainless steel in-wall oven, modern appliances and ample storage to make meal prep a breeze. Four generous bedrooms with built-in storage promise restful nights too - the master boasting gorgeous bay windows that take in lush garden views - while family and guests are catered for with access to two shared bathrooms. You'll never tire of entertaining outdoors either. Fully-fenced and private with thriving raised gardens and lawn, host gatherings with ease on a huge timber deck beneath the magnificent gabled pergola, wrapped in café blinds so you can sit back and enjoy those incredible river views regardless of weather. Parking is plentiful, with a secure double garage and driveway accommodating multiple vehicles. And an added bonus? The substantial solar array for excellent efficiency. And when it comes to location? Port Noarlunga's vibrant array of cafés, bars and boutique stores are just around the corner. Fancy a beach day or paddle in the river? Grab your towel - both are on your doorstep. And if you're in the mood for fine wining and dining? The famous McLaren Vale is just a short drive away. With the CBD an easy 30 minute commute and all the essentials close by, this home truly is the epitome of relaxed coastal living - it's just waiting for you to call it home. Call Carly to arrange your inspection today.

Why You'll Love It

- Spacious and versatile family living across four living and dining zones, four bedrooms and two bathrooms
- Modern rendered fence façade and thriving established gardens
- Shared zones with floating timber-look floors + downlights
- Main family living with combustion heater, loads of light + rear yard outlook
- Second living room with views across the wetlands to the Onkaparinga River
- Third living room / rumpus with ceiling fan
- Formal dining room
- Central kitchen with timber & leadlight trim, stainless steel in-wall oven, gas cooktop, dishwasher, double sink, walk-in pantry + ample storage
- Master bedroom with bay windows, built in robe + ceiling fan
- Bedroom 2 & 3 with ceiling fans + built in robes
- Bedroom 4 with built in robes
- Three-way family bathroom with separate powder room + toilet
- Secondary bathroom with separate powder room
- Ducted heating and cooling throughout
- Fully fenced rear yard with lush lawn, retained gardens + lush established greenery
- Timber decked alfresco / outdoor entertaining zone with a large gabled roof pergola, café blinds and stunning, uninterrupted river views
- Double garage with internal access & roller door + double driveway parking
- Large 9.25kw solar system

A Fantastic Location

- Port Noarlunga's main street (Gawler Street) boasting shops, cafés, restaurants and bars (~210m)
- The Onkaparinga River (~550m)
- Port Noarlunga beach (~650m)
- Easy access to nearby sporting facilities, including the Christies Beach Sport & Social Club (bowls, cricket), South Adelaide Footy Oval & Noarlunga Little Athletics Oval
- Colonnades Shopping Centre (~2 min)
- Noarlunga Hospital (~5 min)
- Multiple walking tracks & bike trails in the Onkaparinga River National Park (~6 min)
- Noarlunga Centre entertainment precinct (~1km)
- McLaren Vale wine region & Fleurieu Peninsula (~16 min)
- Adelaide CBD, courtesy the Southern Expressway (~29 min)
- Adelaide Airport (~33 min)

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)