

**18 Peppermint Grove, Noarlunga Downs, SA 5168**



**Sold House**

Friday, 6 October 2023

**18 Peppermint Grove, Noarlunga Downs, SA 5168**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Joe Marriott  
0488451773



Julia Kirreh  
0401900940

**\$492,000**

"Under Instructions From the Public Trustee" Joe Marriott and the team at Ray White Unley and Colonel Light Gardens are proud to present this charming brick home perfectly positioned just 8 minutes from the beautiful coastline of Port Noarlunga. Offering an enviable opportunity for young families, first-home buyers or downsizers, enter this neat home and discover a flexible floorplan. Starting with a spacious front lounge, continue through to the open-plan living dining and kitchen area. With an exceptional layout already on offer, a few modern updates will bring this home to life! The master suite offers a walk-in wardrobe and ensuite, while bedroom two shares the main bathroom and separate toilet with the rest of the household. Outside, your tranquil oasis awaits. Divinely, low maintenance so you can spend your weekends exploring your new neighbourhood, the paved pergola area offers year-round outdoor entertaining. Here, in the heart of the South, the location sells itself. With pristine sandy beaches and the conveniences of Colonnades Shopping Centre within walking distance. There are top-quality schools nearby as well as easy access to public transport links and the Southern Expressway. The southern beaches, McLaren Vale wine region and Fleurieu Peninsula are your new playground on the weekends, to enjoy some of the best wining and dining Adelaide has to offer! More reasons to love this home:- Torrens Titled home built in 1994- Ducted evaporative cooling - Ducted gas heating - Roller shutters for security - Established gardens - Master with WIR and ensuite - Laundry, main bathroom with separate toilet - Paved pergola and garden shed - Two-car garage with internal access 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.