

# 2/4 Batu Court, Noarlunga Downs, SA 5168

## Sold House

Friday, 3 November 2023

2/4 Batu Court, Noarlunga Downs, SA 5168

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 419 m2

Type: House



Shona Smart  
0432645565

**\$480,000**

Another SOLD by Shona Smart! Explore this charming 2-bedroom, 1-bathroom home on a 419m<sup>2</sup> (approx.) lot, built in 1990. Step into the cosy front lounge with easy-care floors and AC for year-round comfort. Inside, a hallway with a skylight welcomes natural light. The bathroom has all the basics, and both bedrooms have ample storage. The kitchen/dining area is perfect for cooks with a large oven and plenty of space. There's instant gas hot water for convenience. Outdoors, a lovely front garden adds charm, and the big backyard has room to play or expand. Gardeners will appreciate the veggie pots and tool shed. A rainwater tank helps save water, and a secure carport offers parking and safety. With 18 solar panels generating 6.6kW, this home is eco-friendly and cost-effective. This property is a comfortable, practical and green place to call home. Property Features:

- Charming Torrens title 2-bedroom, 1-bathroom home on a spacious 419m<sup>2</sup> (approx.) block, boasting a vintage 1990 build
- Inviting front lounge adorned with easy-care flooring and enhanced by a split system reverse cycle air-conditioner for year-round comfort
- Welcoming skylight gracing the hallway, infusing natural light and character into the space
- Bathroom adorned with a practical basin, refreshing shower, inviting bath and convenient toilet facilities
- Main bedroom featuring easy-care flooring and a built-in robe with four doors for ample storage
- Hallway linen cupboard thoughtfully equipped with shelving for organized storage solutions
- Bedroom 2 also equipped with a generous built-in robe, offering abundant storage space with its four doors
- Cosy kitchen/dining room with a well-appointed, large oven and cooktops and an abundance of bench and cupboard space for culinary enthusiasts
- Instant gas hot water system ensuring prompt and efficient hot water supply
- Beautifully landscaped front garden adding curb appeal and aesthetic charm to the property
- Spacious backyard on a substantial block, providing ample room for outdoor activities and potential expansion
- Conveniently prepped veggie pots and a useful tool shed, offering gardeners a head start in cultivating greenery
- Rainwater tank for sustainable water usage and environmental consciousness
- Secure carport tucked behind a gate, providing sheltered parking and added security
- Energy-efficient with 18 solar panels generating 6.6kW of power, reducing environmental impact and energy costs