

# 2 Kudlyo Close, New Port, SA 5015



## House For Sale

Friday, 17 November 2023

2 Kudlyo Close, New Port, SA 5015

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 156 m2

Type: House



Rosemary Auricchio  
0883473666



Nick Carpinelli  
0403347849

## Auction | Sat 2nd Dec at 12pm On Site (USP)

Auction Location: On Site Imagine living a stone's throw away from the vibrant New Port hub, immersed in the calm that comes with being tucked in a quiet corner position and fronting the tranquil Port Creek waters, promising a sanctuary with unique blend of accessibility, comfortable living, and modern beauty. Perfectly arranged over its generous interior, this house offers an array of elements that promote an effortless flow and functionality. The floorplan weaves together several personalised spaces, from the inviting warmth of the open plan living area to the sophistication of its stylish functional kitchen well equipped with stainless steel appliances, you're guaranteed an enviable ambiance of affordable water side living. Features To Love: - Light-filled open plan living, kitchen and dining area with seamless access to ground floor courtyard with an in-built BBQ structure for entertainment while overlooking the river and luscious parklands - Stylish modern kitchen with stainless steel appliances, Bosch gas cooking, dishwasher and stone top breakfast servery - Separate w/c on the ground floor - Master bedroom with built in robes, direct access to a sizeable, decked balcony and private ensuite with double stone top vanity - Two spacious bedrooms with built-in robes - Main bathroom with floor to ceiling tiling - Internal laundry on the first floor - Ample storage space along staircase wall and the first floor - Secure lock-up carport with automatic roller door - Undercover entertainment area in the rear or extra space for boat - Ducted reverse cycle cooling and heating for your comfort - Dual balcony delight, offering unrivalled water and park views from the ground to first floor - Access to Community Pool/Spa & Gym Be prepared to fall in love with this north facing park villa right in the tranquil New Port locale. Enjoy marina views every day and experience the serenity of water view lifestyle with an enviable corner position. The unmatched convenience continues outside the home's boundary being within convenient reach of Ethelton train station, quality schools nearby, a short drive from Port Adelaide Plaza and Semaphore South beach, close to West Lakes Shore and within walking distance to Portobello Food Kitchen Bar, making weekend outings an anticipated routine rather than a tedious task. Plus, being a stone's throw from the marina gives boat lovers the perfect opportunity to berth their boats. With freshly painted walls and new carpets, there's nothing more to do but move right in... Get in touch with Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849 to find out more about the property. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322