

# 20 Geoffrey Avenue, Port Noarlunga, SA 5167

## House For Sale

Wednesday, 10 April 2024

20 Geoffrey Avenue, Port Noarlunga, SA 5167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 423 m2

Type: House



Carly Frost  
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## Best Offer By 1pm Tuesday 23rd April (USP)

This stylish home presents as new and showcases spectacular ocean views from the large balcony, the property offers quality finishes and established gardens conveniently positioned within walking distance from restaurants, cafes, parks, transport, schools, and the Esplanade. Head upstairs to the open plan living area where cool coastal colours, high ceilings, and light filled space make this feel like home. The stunning white kitchen makes preparing meals a delight with quality appliances, a 900mm gas cooktop, plenty of bench space, walk in pantry, and a large island bench with room for seating. Sliding glass doors open the living area straight onto the spacious balcony where you can truly appreciate sensational views of the ocean, sand dunes, the river mouth and the Onkaparinga River National Park. This is the place to relax with family and friends at the end of a long day while you watch the sun go down. Two of the four bedrooms complete the top floor along with a powder room for guests. Downstairs, there is a home office, third bedroom, a family bathroom, separate laundry, plus the master suite complete with a large built-in robe and an elegant private ensuite with floor to ceiling marble tiles, matte black tapware, and a double shower with twin shower heads, this master bedroom truly is a tranquil retreat. The ground floor also has access to the covered outdoor patio and secure rear yard with lemon trees and raised garden beds where you can grow your own veggies. Located in a desirable neighbourhood with commanding views, this property offers an enviable coastal lifestyle.

**Property Features**

- 4 bedrooms plus home office, 2 bathrooms, double garage
- Open plan living with a split system
- Covered outdoor patio
- Timber deck with ocean views
- High ceilings
- Under stair storage
- Additional off street parking space
- Timber flooring
- Powder room for guests
- Garden shed
- Built in robes in all bedrooms
- Separate laundry with storage and exterior access
- 130 metres from R.J Bradshaw Park
- 200 metres from transport
- 500 metres from Port Noarlunga Primary School
- 1km from the waterfront Esplanade
- 1.1km from Port Noarlunga's dining precinct
- 1.2km from Woolworths Christies Beach
- 2.3km from Colonnades Shopping Centre

**Property Specifications:** CT Ref: Volume 6085 Folio 52 Title type: Torrens Title Built: 2014 Local Council: Onkaparinga Zoning: HDN - Housing Diversity Neighbourhood Council Rates: \$2,158.53 per annum Emergency Services Levy: \$158.85 per annum SA Water Rates: Supply \$74.20 + Sewer \$110.52 = \$184.72 per quarter 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)