

29 Barcelona Road, Noarlunga Downs, SA, 5168



Sold House

Wednesday, 21 June 2023

29 Barcelona Road, Noarlunga Downs, SA, 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sean Muxlow
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Joshua Liebich

Perfect First Home, Forever Home Or Investment

This lovingly maintained three bedroom house is the perfect first home, forever home or a smart addition to the property portfolio. With updates in all the right places, all the hard work is done.

Inside, this home is fresh and vibrant with a modern colour palette, floating timber floors and plenty of natural light.

As you step inside, you are welcomed into the generous, light-filled lounge room. There's plenty of space to make yourself at home, and a large window overlooks the front garden.

The modernised kitchen will satisfy even the most discerning home chef with gas cooking, stainless steel appliances, and lots of cupboard space. The adjacent dining area is the perfect place for casual family meals.

When it comes to entertaining guests, make the most of the fantastic verandah, perfect for summer BBQs or lazy Sunday brunches.

There are three spacious bedrooms on offer, two with built-in robes. They share the updated family bathroom complete with a walk-in shower, marble look tiles and a separate toilet for convenience.

Out the back, the vast lawn will keep the kids and pets amused and offers more than enough space to dream. There are two garden sheds to keep the home mechanic, tinkerer or DIY enthusiast happy.

Other great features include ducted heating and cooling, large laundry with built-in storage, and a carport with roller door.

This home, positioned on a 750 sqm (approx) allotment, is superbly located close to everything you need. Spend your weekends exploring the stunning mid-coast, relaxing at one of Port Noarlunga's popular eateries or picnicking beside the Onkaparinga River just moments from your door. Families can take their pick of parks and schools nearby, while the CBD is just an easy half hour away.

For Investors: This property has existing subdivision and building rules consent for 3 new dwellings. Plans are available.

Property is currently tenanted on a periodic tenancy at \$435 per week.

Things we love:

The perfect starter or investment

Three bedrooms

Separate lounge room

Renovated kitchen

Entertaining deck

Updated bathroom

Ducted heating and cooling

Two sheds and a powered workshop

Large 750 sqm (approx) allotment

Kid and pet-friendly gardens

Close to shops, transport and schools

Onkaparinga River Recreation Park on your doorstep

If you've been searching for your first home or an ideal investment, look no further. Call Sean Muxlow today.

Property Specifications:

Title: Volume 5318 Folio 445

Council: City of Onkaparinga

Zoning: General Neighbourhood (GN)

Land Size: 753 m2 (approx)

Frontage: 21 m

Council Rates: \$1,454.94 pa

ES Levy: \$105.80 pa

SA Water: \$146.65 pq

Nearby Schools: Noarlunga Downs Primary School, Cardijn College, Port Noarlunga Primary School

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

RLA 296441