

3/27 Cliff Avenue, Port Noarlunga South, SA 5167

House For Sale

Wednesday, 8 November 2023



3/27 Cliff Avenue, Port Noarlunga South, SA 5167

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 208 m2

Type: House



Marg Kneebone & Adam Farrelly



Adam Farrelly Marg Kneebone
0401477767

\$449,000 to \$489,000

WONDERFUL SET BACK LOCATION! This beautifully presented unit, presents more like a villa, located in a lovely setback position of a small and tidy group of 5, this home is sure to appeal to a whole range of buyers. Boasting 2 well-sized bedrooms, 1-bathroom, separate laundry, modern kitchen and open-plan living with split-system air conditioner, which leads out to the neat rear yard. Enjoy the north facing rear yard with lovely lawn area, garden shed and enjoy the light, bright and airy feel that the rear windows give the whole back yard and living space. A huge added bonus is the single garage with rear access and front roller shutter, making this the complete unit. What makes this fabulous opportunity even better is the location! You can easily walk to the Port Noarlunga South Esplanade, truly representing a lifestyle opportunity. Centrally located to all local amenities, public transport both bus and train close by, shopping centres, schools, sporting facilities and reserves all within walking distance. Imagine enjoying your weekends by taking a short stroll to the beach, after grabbing your coffee fix from one of the nearby cafes. This is your opportunity to secure a property that offers a lock-up and go lifestyle! Of note is the 25000L underground water retention tank that each unit shares plus all units are on their own separate gas meter, electric meter and water meter. Currently tenanted, it makes for a set and forget investment property, or a retirement plan, buy now and move in later. Excellent buying opportunity all round! Year built // 2009 Community Title Council rates // \$379 per quarter For more information, please contact your local dynamic duo: Marg Kneebone - 0400 144 520 Adam Farrelly - 0401 477 767 RLA 321648#c21coast2vines 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.