

# 31 Edgehill Walk, Noarlunga Downs, SA 5168

## House For Sale

Wednesday, 27 March 2024

31 Edgehill Walk, Noarlunga Downs, SA 5168

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 530 m2

Type: House



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**\$795,000 - \$835,000**

This stunning 2012 Sekisui-built home showcases a high standard of design and construction. As you step through the stylish front door, the grand scale of the property is immediately apparent. Inside, the Farquhar kitchen stands out with its glass splashback and stainless steel appliances, complemented by a huge Butler's Pantry offering ample storage and extra bench space for culinary enthusiasts. For outdoor entertainment, this home doesn't disappoint. It features an undercover all-weather entertaining area perfect for serving culinary creations to family and friends. Additionally, the stunning in-ground pool provides a delightful backdrop for both children and adults to play and enjoy the outdoors, blending comfort with leisure seamlessly. Indoor living spaces are abundant and versatile, including three separate living areas and a dedicated study or fourth bedroom catering to all family needs. Quiet nights find their refuge in the home theatre, an ideal spot for watching favourite films in peace. This thoughtful layout ensures that every family member has their own space to relax and unwind. The home boasts four bedrooms, enhancing its appeal with functionality and style. The master bedroom features his & hers walk-in robes and a spacious ensuite with a double vanity. A downstairs bedroom offers an ensuite and plenty of wardrobe space, ensuring comfort and privacy. Additional benefits include a 5kW solar system, instant gas hot water, and a double garage.

• 2012 Sekisui-built home with high-standard design and construction  
• Stylish Farquhar kitchen with glass splashback, stainless appliances  
• Huge Butler's Pantry offering ample storage and bench space  
• Undercover all-weather entertaining area perfect for hosting gatherings  
• Stunning in-ground pool for endless outdoor family fun  
• Three separate living areas plus a dedicated study space or extra bedroom  
• Explore the potential to transform one of the existing living areas into an additional bedroom  
• Home theatre ideal for movie nights and relaxation  
• Master bedroom with his & hers walk-in robes, ensuite  
• Downstairs bedroom features ensuite, ample wardrobe space  
• Benefits include 5kW solar system, instant gas hot water

Property Particulars: Certificate of Title: Volume 6076 Folio 641 Title Type: Torrens Title Built: 2012 Council: City of Onkaparinga Zoning: GN - General Neighbourhood Council Rates: \$2,278.81 per annum Emergency Services Levy: \$167.20 per annum SA Water Rates: Supply \$74.20 & Sewer \$119.73 = Total: \$193.93 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)