

**32A Dodd Avenue, Port Noarlunga, SA 5167**



**House For Sale**

Friday, 24 May 2024

**32A Dodd Avenue, Port Noarlunga, SA 5167**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Marg Kneebone & Adam Farrelly  
0883821212



Adam Farrelly Marg Kneebone  
0401477767

### Expressions of Interest Offers close 5pm Monday 3/

What a delight it is to bring you this stunning & stylish home that offers the ultimate easy coastal lifestyle. Built in 2021, enjoy high-end finishes throughout and the light, bright and airy feel. The location doesn't get much better, with the Port Noarlunga Township, Esplanade, Coastline, Beach Road strip with all amenities, just think comfort & convenience! As you enter, you are instantly greeted with elegance, class and style, showcasing elevated ceilings and neutral tones throughout, with high-end features including stone benchtops, Smeg kitchen appliances, and real added bonus is the double-glazed windows throughout! Downstairs boasts a very generous open-plan living and kitchen space which flows perfectly to the spacious alfresco space for year-round entertaining and relaxing. Enjoy the convenience and comfort of another versatile space at the front near the entrance, an ideal home office/study or lounge. Enjoy two spacious living areas downstairs, which are complemented by a versatile rumpus room upstairs for added entertainment/living options. Things we love about the home -- 3 large bedrooms and 2 luxurious bathrooms- Lovely & expansive outdoor deck & entertaining area- Ducted zoned reverse-cycle air-con with dual control panel upstairs and downstairs for convenience- Premium Smeg oven and dishwasher, plus plumbing for fridge is available- 6.6kw solar system- Excellent storage throughout the home- Provision for outdoor plumbing, ready for setting up an outdoor kitchen area- Wireless security camera system, security doors and double-glazed windows.- Heat lamps in both bathrooms.- Convenient Wi-Fi roller door system for hassle-free garage access- Internal access from garage and rear roller door for convenience- Built in June 2021 and Torrens title- Luxurious master suite with expansive windows framing soothing views, as well as a large walk in robe- Built in wardrobes in bedroom 2 & 3 For more information, please contact your local dynamic duo: Marg Kneebone - 0400 144 520 Adam Farrelly - 0401 477 767 Proudly brought to you by Century 21 Coast to Vines Group RLA 321648 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.