

**33 Murray Road, Port Noarlunga, SA, 5167**



**Sold House**

Wednesday, 21 June 2023

33 Murray Road, Port Noarlunga, SA, 5167

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jason Mills



Leanne Curzon

## The Ultimate Entertainer's Delight With Coastal Views

Turn your friends green with envy! This stunning quality home boasts a huge entertaining deck, outdoor spa and magic coastal views. Soaring high ceilings and huge windows create a delightfully modern coastal vibe. All just a short walk to the beach.

Upstairs, the huge open-plan living, dining and kitchen area takes full advantage of the views on offer. Sliding doors lead to the entertaining deck, creating a seamless indoor-outdoor living and entertaining space. With a built-in BBQ area, you'll be hosting plenty of summer parties.

Cooking will never be a chore in this gourmet kitchen, complete with stunning benchtops, gas cooktop, modern appliances, built-in wine storage - and a view, of course!

The master bedroom is a peaceful retreat boasting a walk-in robe, ensuite and direct access to the balcony for a quick dip in the spa before bed.

The fun continues downstairs with a fully-equipped home theatre. There are three further bedrooms on this level, two have ensuite access to the bathroom.

Other creature comforts include double garage with internal access, extra toilet downstairs, and an easy care courtyard garden.

In terms of location, this is prime real estate. With pristine sandy beaches, historic Port Noarlunga township, and the conveniences of Colonnades Shopping Centre all within walking distance. There are top-quality schools nearby as well as easy access to public transport links and the Southern Expressway.

This brilliant property has been recognised by the Centre of Liveability (endorsed by the CSIRO) to have features that make it healthy, comfortable, efficient and connected to the community and offer the opportunity to reduce running costs significantly if utilised correctly by the occupant.

These include cross ventilation, the ability to close off rooms, double glazed windows, shading and sun control, efficient heating and cooling devices, energy efficient LED lighting throughout, an efficient hot water system, a 12.5kW (approx.) solar photovoltaic system, a low water garden, water efficiency devices, as well as a vibrant community living experience close by.

What we really love about 33 Murray Road:

Entertainer's delight with sea views

Stunning kitchen again with views

Soaring ceilings letting the natural light flood in

Entertaining balcony with built-in BBQ

Master bedroom with walk-in, ensuite and balcony access

Huge home theatre with bar

Walking distance to the beach for a lazy sunset

This beautiful home won't last long but is inspection by appointment only, so please call Jason Mills to experience the splendour for yourself.

RLA 296441.