

**35 Cambridge Street, Port Noarlunga South, SA 5167**



## House For Sale

Thursday, 13 June 2024

35 Cambridge Street, Port Noarlunga South, SA 5167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Jason Smart  
0405931358

## Best Offers By 24th June at 4:30pm

This gorgeous property, built in 2010 on approximately 405m<sup>2</sup> of land, is perfect for a family, investor, or as an Airbnb/holiday home. Located just a stroll away from the highly popular surf beaches, the Onkaparinga River mouth, sporting clubs, schools, shopping, and public transport, one will fall in love with the location this property offers. The home boasts an attractive street appeal and features three bedrooms upstairs. The spacious master bedroom includes an en-suite, walk-in robe, and balcony access with spectacular views of the hills. Bedrooms 2 and 3 have built-in robes (BIRs). The upper level also includes a second living area, which can be used as a study, home office, or schoolroom. Additionally, there's a stylish main bathroom and ducted evaporative cooling throughout. The open-plan living area downstairs includes split system air-conditioning to cater for all seasons. The lower level incorporates an attractive kitchen with a gas hotplate, dishwasher, and breakfast bench that overlooks the large open-plan living area. The laundry, conveniently located just off the kitchen, includes a third W/C. The outdoor decked alfresco area is ready for entertaining family and friends, featuring its own cinema screen, projector, and Apple TV device for enjoyment. The alfresco also includes an automated shade screen with remote control and an outdoor heater for snuggling under during colder months while enjoying your favourite shows. The property is equipped with 3kW solar panels and instant gas hot water. The double garage, with auto panel lift doors and a polished concrete floor, offers under-stair storage and secure entry into the home. A rear utility shed provides additional storage for tools. The desirable lawn area is perfect for kids and pets to play, and manicured gardens surround the home. This property ticks all the boxes and is worth serious consideration in this tightly held location. 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 222182)