

**38 Nedland Crescent, Port Noarlunga South, SA 5167** 

## Sold House

Tuesday, 26 December 2023

38 Nedland Crescent, Port Noarlunga South, SA 5167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 348 m2**

**Type: House**



Carly Frost  
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**\$762,000**

Another SOLD by Carly Frost! Take a holiday at home in your own piece of paradise. Walk to the ever popular Port Noarlunga South beach for your daily surf, swim or snorkel. Entry to the home brings you to the stairwell to the upstairs living and the hallway to the downstairs living. Upstairs, the open plan living dining area overlooks the generous balcony with sea views. The designer kitchen is well equipped and includes a dishwasher, walk in pantry, gas cooktop, electric oven, double bowl sink and breakfast bar. There is even a handy study nook and an additional powder room. The master suite is featured on this level. Very spacious, light filled and offers an ensuite and walk in robe. The lower level accommodates the further 3 bedrooms, bathroom, laundry and second living space with its own wet bar. This space opens out to the rear under cover area. A nice addition is the outdoor shower with hot and cold water to wash off the sand when you return from your beach activities. This feature packed home has so much to offer. The owner has thought of everything and you'll love the additional parking area to the side, perfect accommodation for the boat, camper or extra vehicles. The location is superb just one street back from the Esplanade and an easy walk to the stunning beaches, reserves and parks. Seaford Central Shopping centre is just a few minutes drive, as is the train station, schools and almost everything else you could think of. The home's low maintenance allotment, means you'll have more time to enjoy the spoils of seaside living.

- Experience coastal bliss in Port Noarlunga South's beachside retreat
- Unwind with ocean views from a spacious, inviting balcony
- Spacious stylish kitchen
- Master suite complete with ensuite & WIR
- Three additional carpeted bedrooms downstairs with BIR
- Secondary spacious living area, featuring a chic wet bar
- Outdoors offers a convenient hot and cold shower
- Benefit from ample extra parking, ideal for boats, campers, or vehicles
- Convenient nearby shopping, parks, schools & and public transport
- Enjoy sustainable living with an efficient 13kW solar system and battery backup
- Year-round comfort, ducted air conditioning & heating throughout

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)