

4 Parri Link, Noarlunga Downs, SA 5168

Sold House

Thursday, 18 January 2024

4 Parri Link, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 330 m2

Type: House



Carly Frost
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Contact agent

Nestled between the coast and the renowned McLaren Vale Wine Region, an idyllic lifestyle awaits you today. This charming three-bedroom home offers everything you and your family could desire, such as two living areas and well-established gardens. The spacious open-plan living and dining room creates a space for the entire family to congregate, inspiring memories over nourishing meals from your stylish kitchen. A secondary living room creates additional space that could be used as a parent's retreat, movie room, home office, or studio since it has external access. From your open-plan living and dining room, you'll appreciate the easy access to the pretty garden framed with fruit trees and a lush lawn, and since it's fully enclosed, it's the perfect spot for the kids to play freely. This energy-efficient home features a 5000 litre water tank (plumbed into the toilet) and solar panels, which present cost-saving opportunities. Since this home is move-in ready, you'll have plenty of time to explore this fantastic location. Situated less than a 3 minute drive to Port Noarlunga's vibrant township full of bustling cafés, shops and the beach, coastal adventures await with a range of nearby beaches, such as Southport Beach, while Onkaparinga River Recreation Park will keep nature lovers entertained. The nearby McLaren Vale Wine Region is renowned for its outstanding wineries and restaurants, and since you have wisely invested in a low-maintenance property, you'll have ample time to indulge. Families will appreciate the proximity to schools such as Old Noarlunga Primary School, Noarlunga Downs Primary School, Huntfield Heights School and All Saints Catholic Primary School. Seaford Central Shopping Centre and Seaford Train Station are conveniently nearby, and Adelaide is only about 30 minutes away. Occupying a 330sqm easy-care block, this much-loved home could be yours. Perfect for families, professionals and downsizers, this low-maintenance property offers excellent rental potential. Please don't hesitate to contact Carly to arrange an inspection today to secure this enviable lifestyle.

Why You'll Love It

- Three spacious bedrooms with built-in robes
- Spacious open-plan living and dining area
- Modern kitchen with a dishwasher, gas cooktop, self-cleaning oven, breakfast bar and overhead storage
- Two-way bathroom with access to the primary bedroom
- Ducted zoned heating/cooling and ceiling fans
- Fully enclosed rear garden with fruit trees, lawn, garden shed and a water tank plumbed to the toilet
- Secured with CrimSafe security doors, ensuring protection and safety
- Tiled living areas and carpet in the bedrooms
- Second living room with timber-look flooring and external access
- Separate laundry with external access
- NBN connection with direct fiber to the home
- Solar panels
- Manicured front yard with parking for two cars

A Fantastic Location

- Old Noarlunga Primary School (2km, 4 min drive)
- Seaford Train Depot (2.7km, 4 min drive)
- Noarlunga Downs Primary School (3.3km, 5 min drive)
- Huntfield Heights School (3.7km, 5 min drive)
- All Saints Catholic Primary School (3.7km, 6 min)
- Southport Beach (4.6km, 6 min drive)
- Seaford Central Shopping Centre (4.1km, 7 min drive)
- Onkaparinga River Recreation Park (4.1km, 9 min drive)
- McLaren Vale Wine Region (7km, 12 min drive)
- Adelaide (33km, 37 min drive)

Property Specifications: CT Ref: Volume 6051 Folio 796
Title type: Torrens Title
Built: 2010
Local Council: City of Onkaparinga
Zoning: GN - General Neighbourhood
Council Rates: \$1,637.25 per annum
Emergency Services Levy: \$119.55 per annum
SA Water Rates: Supply \$74.20 + Sewer \$79.50 = \$153.70 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)