

**44 Robin Street, Port Noarlunga South, SA 5167**

**House For Sale**

Wednesday, 7 February 2024

44 Robin Street, Port Noarlunga South, SA 5167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 689 m2**

**Type: House**



Carly Frost  
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**\$649,000 - \$699,000**

Boasting stylish updates and a sought after position within walking distance of the foreshore with convenient access to shopping, schooling and transport, this is must-see Mid-Coast property! Ample block size and modern conveniences? Yes, you really can have it all. Originally constructed in 1971 this delightful home has been brought up to modern standards with a sleek rendered facade, polished timber floorboards and updated kitchen and bathroom. The large allotment of 689sqm provides ample open space while accommodating an excellent garage/workshop at the rear. A single carport provides drive-through access to the shed and the lengthy approach driveway offers plenty of off-street parking. A full-width verandah at the rear offers up ample space for outdoor entertaining and inside, the combination of split reverse cycle air-conditioning in the living area and ceiling fans to all main rooms ensures year-round comfort. The generously sized lounge room sits adjacent to the meals/dining space and is joined by a fabulous updated kitchen featuring ample storage space, tiled splashback and quality stainless-steel appliances. Sharing in the upgrade treatment, the bathroom is now up-to-date as well with separate toilet facilities adding extra convenience. Truly a sensational opportunity to secure an updated home on a large allotment in a legendary coastal location with easy access to numerous coastal lifestyle attractions. Don't miss your chance to start your next chapter in this sought-after seaside location. Get in touch with Carly Frost for more information today!

- Large allotment of approximately 689m<sup>2</sup> with no easements
- Sought after lifestyle location - close to the Onkaparinga River Mouth, Mid-Coast Surfing Reserve and some of SA's best beaches
- Just a 10-minute walk from the foreshore
- Updated kitchen featuring quality stainless-steel appliances and plentiful storage including overhead cupboards with bench lighting beneath
- Polished timber floorboards with carpet to lounge and bedrooms
- Updated bathroom with handy separate toilet facilities
- Expansive rear verandah ideal for outdoor entertaining
- Sizeable rear yard offering loads of space for kids and four-legged friends
- Split reverse cycle air-conditioning to dining/meals plus ceiling fans to all main rooms
- Carport with drive-through access to rear yard
- Sizeable garage/workshop in rear yard

Council Rates \$1624.00 per annum SA Water Rates Supply \$ 74.20 & Sewer \$ 79.50 = Total: \$ 153.70 per quarter