

**5 Alan Street, Port Noarlunga, SA 5167**

**House For Sale**

Friday, 1 December 2023

5 Alan Street, Port Noarlunga, SA 5167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 919 m2**

**Type: House**



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## Best Offer By 12pm 12/12/2023 (USP)

Discover your next chapter in this delightful family home, perfectly positioned to make the most of a relaxed coastal lifestyle. Set on a generous 919m<sup>2</sup> (approx.) elevated allotment, the home is ideally located just 130m from the heart of Port Noarlunga's vibrant township and a leisurely 550m stroll from its beautiful beach. On arrival, meticulously maintained gardens and a wide, shady verandah greet, offering a peaceful outlook and views to the coast, while inside, bright, airy interiors and light-filled living zones flaunt high ceilings that create a sense of space in the main living room. Comfort is key here too, with ducted climate control, a cosy gas fireplace and timber floors for wonderful ambiance year-round. Warm and spacious with timber benchtops, crisp, white cabinetry and a gorgeous leadlight window, the kitchen is adorned with modern appliances and loads of storage for keen home cooks, while the dining room invites you to throw open French doors, revealing the magical backyard beyond and setting the scene for effortless indoor/outdoor entertaining when the warmer weather arrives. Speaking of outdoors, not one, but two versatile alfresco zones cater to every occasion. Fire up the BBQ and host lively gatherings beneath the striking pitched pergola, or grab your morning coffee and step out to an elevated hideaway down the back, wrapped in lush greenery for the perfect tranquil retreat. Completing the home, three well-appointed bedrooms each offer their own charm. A dreamy master makes the most of exquisite front garden views - with French doors opening out to the verandah - alongside its own private ensuite. The second also enjoys verandah access and those stunning garden vistas while a third is complete with electric heating and access to the shared bathroom where a luxurious claw-foot bathtub awaits. More practical features also add to the home's appeal, including a lengthy double driveway and carport that provide plenty of off-street parking, while an 8-panel solar array and garden shed are handy extra additions. Life is sure to be sweet in such a superb location too. Situated within walking distance of Port Noarlunga's bustling cafés, shops and the beach, with all life's essentials nearby, McLaren Vale's world-renowned wine region is within arm's reach and it's an easy 30 minute commute to the CBD. Whether it's a wonderful family home or quiet coastal sanctuary you seek, this beautiful home ticks all the boxes. Call Carly to arrange your inspection today.

**Why You'll Love It**

- Situated on a generous 919m<sup>2</sup> (approx.) allotment in a tightly held coastal location
- Elevated views from the front, overlooking meticulously maintained, established gardens & mature trees
- A country-homestead style façade with wide verandah wrapping the home
- High ceilings, slate-look tiled floors + downlights throughout main living zones
- Main living room with gorgeous timber floors and a gas fireplace with decorative timber mantle
- Dining room with access to the alfresco zone via timber trim French doors
- Spacious country-style kitchen with timber benchtops, fresh white cabinetry, a leadlight window framing backyard views, gas cooktop + oven, dishwasher, double sink, loads of storage + large pantry
- Generously proportioned master bedroom with built-in robes, private ensuite, beautiful front garden views + French doors that open out to the front verandah
- Bedroom 2 with built-in robes, beautiful front garden views + French doors that open out to the front verandah
- Bedroom 3 with built-in robes, electric heating, ceiling fan + direct access to the shared bathroom
- Shared bathroom with a lovely large clawfoot bathtub, vanity, toilet and over tub shower
- Separate laundry with loads of storage
- Ducted evaporative cooling + gas heating
- Private and secure rear yard with meticulously maintained retained gardens and slate paving
- Undercover alfresco zone at rear of the home with a pitched pergola & lighting
- Second paved undercover alfresco zone, elevated towards the rear of the property
- Lengthy double driveway + double carport
- 8 panel solar array
- Garden/tool shed

**A Fantastic Location**

- Port Noarlunga's main street (Gawler Street) boasting shops, cafés, restaurants and bars (~130m)
- The Onkaparinga River (~500m)
- Port Noarlunga Esplanade, jetty and beach (~550m)
- Port Noarlunga Primary School (~550m)
- Port Noarlunga Golf Driving Range (~700m)
- Easy access to nearby sporting facilities, including the Christies Beach Sport & Social Club (bowls, cricket), South Adelaide Footy Oval & Noarlunga Little Athletics Oval
- Colonnades Shopping Centre (~2 min)
- South Port Beach (~3 min)
- Mid-Coast Surf Reserve (~4 min)
- Noarlunga Hospital (~5 min)
- Multiple walking tracks & bike trails in the Onkaparinga River National Park (~6 min)
- Moana drive-on beach (~9 min)
- Noarlunga Centre entertainment precinct (~1km)
- McLaren Vale wine region & Fleurieu Peninsula (~16 min)
- Adelaide CBD, courtesy the M2 Southern Expressway (~29 min)
- Adelaide Airport (~33 min)

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)