

**56 Marla Crescent, Noarlunga Downs, SA 5168**



**Sold House**

Tuesday, 11 June 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$811,000**

Please contact Scott McPharlin from Magain Real Estate for all your property advice. This big 4 bedroom home is great for growing families, with two big living areas, plus formal dining, four big bedrooms (all with robes) and two bathrooms. Clean and neat throughout and with brand new carpets in the bedrooms this home will undoubtedly get snapped up quickly. The entertaining area is simply phenomenal. It's combined with low maintenance gardens at the front, and a simple strip of lawn at the rear. A back yard perfect for kids and pets with lawn, shade and room to run. The bedrooms are all of excellent size. The luxurious master suite features an excellent walk-in-robe and ensuite. A family sized kitchen with big breakfast bar features a large fridge space, dishwasher and wall oven with separate grille. Two big living areas provide plenty of space, and the versatile floorplan provides great options for those that work or study from home. Gas heating and evaporative cooling will keep you comfy all year round, and solar panels will reduce energy bills and environmental impact. Other bits and pieces we love about this home: \*Temperature controlled hot water\* Double garage with through-access \*Garden shed The location is incredible, with both Cardijn College and Colonnades shopping centre close-by. The Noarlunga train station and the entry-point to the Southern Expressway are also nearby for a quick commute to the city for work or play. \*All floorplans, 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)