

58 Marla Crescent, Noarlunga Downs, SA 5168

HARRIS

Sold House

Saturday, 12 August 2023

58 Marla Crescent, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 662 m2

Type: House



Kevin Renard
0883342700

\$723,000

Experience the epitome of comfort and convenience with this charming three-bedroom single-storey residence nestled in the heart of the family-oriented Riverview Estate. Positioned on a generous 662m² plot, this property caters effortlessly to the needs of busy first-time homeowners, those seeking downsized luxury, and astute investors in search of a low-maintenance gem. Constructed in 2001, this residence greets you with a picturesque yet easily maintainable front garden, setting the tone for a home that appeals equally to meticulous homeowners and hands-off investors. As you step inside, the initial focal point is the inviting formal lounge area, perfect for indulging in movies, literary adventures, or leisurely tea sessions. Just a few steps away, the updated kitchen with its breakfast bar and stainless-steel appliances beckons, seamlessly connected to the open-plan living space that bathes in natural light. There's ample room for the entire family to gather and relish the serene ambience. Tucked towards the front, the master bedroom boasts a bay window that invites ample sunlight, an ensuite, and a spacious walk-in robe. Bedrooms 2 and 3 feature built-in robes and ceiling fans, and they share a convenient 3-way bathroom complete with a generously sized vanity, bathtub, and separate shower. A sizable laundry with external access ensures storage needs are more than met. Stepping outdoors reveals meticulously manicured lawns and a generous veranda, offering an ideal setting for delightful barbecues. Parking is a breeze with a double carport and dual gates that accommodate additional vehicles like boats, trailers, or even a caravan. This carefully curated property boasts an ideal location, placing the stunning Mid-coast beaches within easy reach. Don't miss out on the myriad of attractions this residence offers – it's the perfect address to call home. First and foremost, Noarlunga Downs Primary School is only minutes away! You're also a dash away to some of the best beaches Adelaide has to offer including the ever-popular South Port, Seaford and Moana Beach. Moments from the Onkaparinga River Recreation Park, it might be a good time to dust off the mountain bikes! And if you'd rather sit back and relax sipping on an excellent coffee, you will have plenty of options with Summerhouse Coffee Lounge or Boy & Bloom South nearby. Also within walking distance to Colonnades Shopping Centre and local train station. Don't miss:- New evaporative cooling installed February 2023- Gas heating - Fans in all bedrooms and living areas- Quality stainless steel appliances in the kitchen- Tiles through living spaces and carpet to all bedrooms- Low maintenance backyard with veranda- Additional off street parking- Short walk to public transport- Easy access to the shops, the Southern Expressway- Just a few minutes to the beach Specifications: CT / 5569/185 Council / Onkaparinga Zoning / GN Built / 2001 Land / 662m² Council Rates / \$1,918pa Emergency Services Levy / \$140.70pa SA Water / \$166.30pa Estimated rental assessment: \$570 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Noarlunga Downs P.S, Christies Beach P.S, Huntfield Heights School P-6, Christie Downs P.S, Christies Beach HS & Southern Vocational College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409