

# 6 Kerley Way, Noarlunga Downs, SA 5168

## House For Sale

Thursday, 29 February 2024

6 Kerley Way, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 771 m2

Type: House



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## Contact Agent

Nestled within a tranquil, tree-lined avenue, this residence highlights impeccable craftsmanship, an elegant kitchen, well-tended gardens, and panoramic views of the southern hills, as well as the wetlands and river to the north and west. All located within walking distance from schools and the Noarlunga Wetlands Trail. As you approach the home, you will appreciate the serenity here with a tree lined street, the sound of birds singing, and well maintained neighbouring properties. Head inside to the main living area where modern neutral colours and light filled space welcome you in like a warm summer breeze. The chef of the family will be very happy with the kitchen as it has stone benchtops, quality appliances, an induction cooktop and a view out to the alfresco area. The dining space has wrap around windows that take full advantage of the incredible views to the south, perfect for dinner parties. Entertaining is easy as the living area flows beautifully out onto the huge covered alfresco area through glass sliding doors. The private backyard offers plenty of grassed space for the kids and pets to play, exceptionally established gardens with fruit trees and raised garden beds, as well as a large patio where you can enjoy a barbeque lunch with family and friends while you take in amazing elevated views of the river and wetlands. The whole family is well catered for with three generously sized bedrooms with built in robes and fans, plus a multipurpose studio room with a wall of built in storage and its own separate entrance, and a contemporary bathroom complete with full sized bathtub and separate toilet. Enjoy year round comfort with ducted evaporative cooling throughout as well as a reverse cycle air conditioner. Stylish, spacious, and positioned in a sought after location, this certainly is a wonderful place to call home.

- 3 bedrooms, 1 bathroom, single garage with drive through access
- Stunning views of the hills, wetlands and the Onkaparinga River
- Open plan living
- Plenty of off street parking space
- Private access through the yard to the wetlands
- Manicured gardens and fruit trees
- Multipurpose studio room with own entrance and built in storage
- Modern bathroom with bathtub and separate toilet
- Ceiling fans and mirrored robes in the bedrooms
- Ducted evaporative air conditioner
- Reverse cycle heating and cooling
- 3.4kW solar system
- Garden shed
- LED downlights throughout home
- Ample storage throughout
- Secure rear yard
- Covered outdoor entertaining area
- Roller shutters to front of home
- Reverse cycle ducted air conditioning
- Separate laundry with storage and exterior access

Nurlu Karrangka/Eleanora Park at the end of the street • 300 metres from the Noarlunga Wetlands Trail • 450 metres from transport • 600 metres from Noarlunga Downs Primary School • 1.8km from Colonnades Shopping Centre • 3km from Port Noarlunga Beach

Property Specifications: Certificate of Title: Volume 5850 Folio 838 Title Type: Torrens Council: Onkaparinga Zoning: General Neighbourhood Built: 2004 Council Rates: \$1837.74 per annum Emergency Services Levy: \$ 96.80 per annum SA Water Rates Supply \$74.20 & Sewer \$85.96 = Total: \$160.16 per quarter Community Fees: NA Estimated rental assessment \$500-\$530 p.w. 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)