

61 Cliff Avenue, Port Noarlunga South, SA 5167



House For Sale

Tuesday, 28 November 2023

61 Cliff Avenue, Port Noarlunga South, SA 5167

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jackie Scott

\$649k - \$679k

Perfectly situated less than 150 metres from the Esplanade in the highly sought-after beachside suburb of Port Noarlunga South. The home offers a perfect blend of style, comfort and convenience with multiple living spaces, relaxed outdoor living and easy-care gardens, this really is a home and location that the whole family will enjoy and fall in love with. Arriving at the property, be greeted with a low maintenance front yard, the large, paved driveway provides plenty of room for multiple vehicles plus space for your caravan/boat and access to the single carport behind gates. A front porch welcomes you inside, the formal lounge is set at the front of the home and the large window allows the natural light to fill this space, creating an airy and welcoming atmosphere. From here you can move your way into the spacious open-plan kitchen, meals and family room, this area is generously sized allowing space and privacy for all family members. The U-shaped kitchen is designed with both functionality and style in mind boasting an electric cooktop and oven, good storage including a built-in pantry and ample bench space, all to make preparing meals a joy. From the adjoining family room/meals area open the glass sliding doors and enjoy a seamless transition to the verandah offering fantastic indoor-outdoor living. All three bedrooms are located close to the main bathroom, offering a shower, bathtub, vanity and separate toilet, plus there is an additional toilet just off the laundry, ideal for busy family life. Additional features include ducted & zoned reverse cycle air conditioning, easy-care vinyl flooring throughout, roller shutters on most windows and a gas hot water system. Set on a corner block of around 347m², the fully fenced backyard is low maintenance with a patch of grass for the kids and pets to run, play and explore. Whether you're hosting guests and dining alfresco or simply warming into the day with your morning cup of coffee, the paved pergola is an idyllic place to relax in the shade. A real bonus with this home is the separate multi-purpose room, this could be transformed into the ultimate games room, a studio, a hobby room, home office or potentially a fourth bedroom, depending on your needs. The fantastic location places you within walking distance of the stunning beach plus a great selection of local shops including the highly regarded cafe Boy & Bloom South, fast food options, a bakery, medical facilities, a Sip n Save bottle shop plus more. You can be at the Seaford Central Shopping Centre in just four minutes or venture a little further and explore Colonnades Shopping Centre, The Noarlunga Homemaker Centre and the entertainment precinct with a Wallis cinema & ten pin bowling alley. South Port Primary School is nearby and you're also close to bus stops, playgrounds, sporting facilities including the Seaford Soccer Club and the popular Cliff Avenue Skate Park, plus walking and bike trails for amazing outdoor and recreational activities. Major roads are within easy reach, connecting you to all you could need including the beautiful McLaren Vale wine region and the Adelaide CBD is around 45 minutes away. Whether you're a first home buyer, looking to downsize, searching for a holiday home, wanting a lock & leave property or an investor eager to capitalise on this blue-chip location, make sure you view this wonderful opportunity before it's too late. For more information or inspection times, please call Jackie Scott from Magain Real Estate Port Noarlunga on 0409 090 959. 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. RLA222182