

**7 Gillian Close, Noarlunga Downs, SA 5168**



**House For Sale**

Tuesday, 5 December 2023

7 Gillian Close, Noarlunga Downs, SA 5168

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jackie Scott

**\$479k - \$499k**

Ideally positioned on a quiet family-friendly street, within a peaceful pocket of Noarlunga Downs, this charming low-maintenance home is ready for those seeking an easy-care lifestyle. A neat and tidy brick facade has been paired with a low-maintenance yard, providing a warm welcome each and every day. Step inside to discover a home that welcomes residents and visitors with a neutral colour scheme that is complemented by the easy-care vinyl flooring in the high traffic areas and carpet in the family room & bedrooms. The layout is as bright and inviting as it is functional with a central hallway drawing you through to the open plan living area set at the rear for everyone to enjoy. All three bedrooms are set off the hallway, the master offers a lovely bay window and a large mirrored built-in robe, while bedrooms two and three also have mirrored built-in robes and are just steps from the main bathroom ensuring absolute convenience. At the heart of the home sits the spacious, open-plan kitchen, dining and family room with a reverse cycle split system air conditioner to keep this space comfortable all year round. The practical kitchen boasts an electric oven & cooktop, plenty of bench space for meal prepping and ample storage space from the laminated cabinetry. You can eat in the dining area or open the glass sliding door for a seamless transition to the verandah and enjoy alfresco dining. An additional bonus with this home is the garage has been converted into a multi-purpose room, this could be utilised as a games room, a studio, a hobby room, home office or potentially a fourth bedroom, depending on your requirements. Located on a low maintenance block of around 300m<sup>2</sup>, the backyard offers a fantastic undercover entertaining area that has a peaceful outlook over the reserve behind. It is the perfect space for weekend bbq's or when friends and family visit. The fully fenced rear yard will keep the kids and pets safe & secure, plus there is a gate that opens onto the reserve behind for extra space & room to roam and play. A utility shed is handy for additional storage and solar hot water as added bonuses. Boasting an unbeatable location, your new home offers a life of convenience with everything you need just moments away. You are less than three minutes from Colonnades Shopping Centre offering everything from large retail stores through to smaller boutique businesses, plus the nearby Noarlunga Entertainment precinct has a Wallis cinema & ten pin bowling alley and the Noarlunga Homemaker Centre is home to Harvey Norman, BCF, Spotlight and much more. Close to good schools including Noarlunga Downs Primary & Cardijn College, public transport, medical services and sporting facilities, while the gorgeous Southern beaches are just a short drive away; and for those who commute to the city, you can be in the Adelaide CBD within forty minutes. The property is currently tenanted until April 2024. This is a fantastic opportunity to purchase a great home in a convenient location. 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