

7 Manica Avenue, Noarlunga Downs, SA 5168



Sold House

Tuesday, 12 December 2023

7 Manica Avenue, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 563 m2

Type: House



Travis Denham

\$660,000

Travis Denham and Michelle Draper proudly present to the market this lovely residence located at 7 Manica Avenue, Noarlunga Downs. Situated on a generous 563 sqm block (approx.), with a huge outdoor entertainment area, this property is packed with features you will be sure to love! Featuring a functional and spacious floor plan, and within close proximity to local amenities such as shops and schools. This presents as the perfect place for your growing family to call home. Entering into the home, it is hard to ignore the warm and welcoming ambiance that this home embodies, with timber-style flooring, and large picture windows throughout that flood the home with an abundance of natural lighting. The spacious front living room is the ideal place to entertain family and friends or snuggle up with loved ones to enjoy all your favourite films during those colder months. Moving through the home you will find the open-plan living, dining and kitchen area. The modern kitchen is fully functional with ample bench space for food preparation or casual meals as well as an abundance of cabinetry space. Quality appliances include an electric cooktop with a range hood, an oven and a stainless steel dishwasher. Completing the home, are three generously sized bedrooms, all of which are fitted with practical built-in robes and ceiling fans, for year round comfort. For total functionality, these bedrooms are within close proximity to the home's main bathroom and laundry. The bathroom is complete with a walk-in shower, vanity, toilet and to the delight of the growing family, there is a second separate toilet. Additional features of the home include, a practical 5kW solar system, ducted heating and cooling throughout, for year round comfort and a security system with cameras. In case you weren't already impressed by the interior of the home, you'll be sure to love what's outside. For safe storage of your vehicles there is a single carport as well as additional driveway space for three more cars, if you do so require. To the rear of the home, positioned under an extensive pergola with an outdoor fan, you can enjoy hosting any event, all year round, regardless of the weather, whilst watching the kids and pets play on the lawn. For the savvy handyman and storage of any tools or equipment there are three garden sheds on the property. As far as location goes you really cannot get much better than this! With numerous schools all within a close proximity such as, Noarlunga Downs Primary School, Huntfield Heights Primary School, Cardijn College and Seaford Secondary School. Public transport from this home is a breeze with Noarlunga Bus Interchange and Noarlunga Train Station only a short walk away, as well as Colonnades shopping centre very close by. There's also plenty of fun activities nearby which you can enjoy with the whole family, being located only a short distance from plenty of parks and reserves and being only a short drive away from the beach, it really just doesn't get much better than this. 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 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd