

**9 Leitch Avenue, Port Noarlunga, SA 5167**



**House For Sale**

Wednesday, 7 February 2024

9 Leitch Avenue, Port Noarlunga, SA 5167

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Michael Georgiadis  
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**BEST OFFER BY Tues 27/2/2024 at 12noon (USP)**

AT A GLANCE: \*4 Bedrooms \*Home Office \*3 Bathrooms \*Large modern kitchen \*2 main living areas \*Swimming pool/spa/pool room \*Double car garage \*Enjoy fabulous hills views, Onkaparinga River entering the sea mouth and glorious coastal views from the top level Alfresco deck. THE LOCATION This home is the ultimate family residence, the location is simply the best. Within walking distance to the stunning Port Noarlunga Foreshore, Onkaparinga River, playgrounds, the vibrant main street of Port Noarlunga, short drive to the abundance of wineries at McLaren Vale and surrounding locations on the Fleurieu Peninsula. Excellent public transport is not far away, close to the Noarlunga Centre and Interchange, or make a quick drive by car to the Adelaide CBD via the Southern Expressway. Be spoilt with shopping choices and local school options. THE HOME This contemporary two-level home has undergone extensive updates over time and offers versatile living throughout. This home provides the ultimate space for everyday living through to entertaining on a grand scale. The home offers the perfect balance for family living and entertaining, featuring a large lawn area and an upstairs Alfresco deck with coastal views. The gorgeous, landscaped grounds include a sparkling swimming pool, spa and access to the pool room for additional entertaining space and a separate storeroom. Other features to love about this superb home include: \* Ducted reverse cycle air conditioning. \* 4 bedrooms, two on lower level and two on upper level. The master suite on upper level has a huge ensuite with bathtub, double shower, walk-in robe and a sitting area with coastal views. Bedrooms 2 and 3 have built-in robes. \* 3 fully equipped bathrooms, 1 lower level, 2 upper level. \* 2 living areas to cater to a large family needing extra space for the teens \* Home office/study. \* Large modern kitchen with island bench, walk-in pantry and quality cooking appliances. \* Delightful fixtures and fittings throughout. \* Plenty of secure parking in the extra-large double garage with roller door and store area, plus further driveway parking. \* NBN connected. Currently tenanted until 17th May 2024 at \$880 per week. This is an amazing home in one of Adelaide's most sought-after seaside locations. Inspection a must, bring the whole family, they are going to love it!