

**102/1 Serafino Drive, Noarlunga Downs, SA 5168**

**NOAKES  
NICKOLAS**

**Apartment For Sale**

Wednesday, 10 July 2024

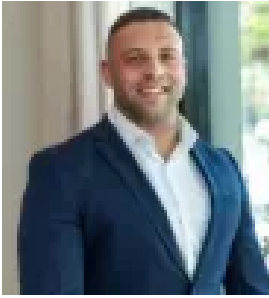
102/1 Serafino Drive, Noarlunga Downs, SA 5168

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jorden Tresidder  
0881663989



Casey Grigg  
0422592852

## Best Offers By 29/7 (USP)

Best Offers By Monday 29th of July at 1pm (Unless Sold Prior). Positioned to grant the lock-up-and-leave ease of apartment living but soaking up the natural landscape of its Onkaparinga River vistas, this two-bedroom residence offers the simple life from a highly sought corner position on the first floor. Delivering on boutique style without the city chaos, Riverside Apartments is known for its c2019 modern and sustainable low-rise design, ensuring security and serenity are always prioritised within the gated complex. Taking modern convenience to the next level, an open plan hub extends from the quality-appointed kitchen through to naturally-lit living, graced by the sunshine of a wrap-around balcony. Also accessed from the master bedroom, you'll find built-in robes and a private ensuite, whilst the second bedroom can practically claim the main bathroom for itself. Stepping out your front door, you've endless options for outdoor recreation, with Onkaparinga National Park walking trails and the Coastal Vines bike track on your doorstep – there's certainly no trouble getting your nature fix without having to tend to a demanding garden. Effortless to rent out, and even easier to lock-up at a moment's notice for busy professionals seeking coastal proximity to enjoy during their downtime, no doubt you've uncovered lifestyle ease from Riverside Apartments. Even more to love:- Gated complex with intercom access- Secure carport behind roller door- Stainless-steel gas cooktop & dishwasher- Euro-style laundry- Split system R/C air conditioning & ceiling fans- Energy efficient & noise controlled design- Internal elevator- Bus stop on your doorstep- Just 5-minutes from Port Noarlunga South Esplanade & Colonnades Shopping Centre- Easy connection to Adelaide CBD & McLaren Vale via Southern Expressway Total Living: 98sqm Title: Strata Title Council: City of Onkaparinga Council Rates: \$1456.81 PASA Water: \$165.55 PQES Levy: \$109.35 PA Strata Fees: \$609 PQ Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.