

12 Advance Court, Noarlunga Downs, SA 5168

House For Sale

Wednesday, 3 July 2024



12 Advance Court, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 791 m2

Type: House



Paul McGrath

0413001211

\$495,000 - \$540,000

RLA 252 299 Tucked away in a quiet culdesac, this 3 bedroom brick home has welcoming garden entry but the inside is in need of some TLC. Those that are prepared and able to do the work should be rewarded with a great finished product and it is on a large block of 791m². There is some potential for developers as it is zoned Housing Diversity Neighbourhood but the challenge to fully capitalise on the opportunity is made harder due to the shape and positioning of the block. Built in 1986 by the South Australian Housing Trust the home is in near original condition but the smell of smoke is strong - I have warned you! It has a formal entry which leads to the formal lounge (with a wall air conditioner) and also the kitchen dining area. The bedrooms are of a reasonable size and will benefit from the installation of wardrobes or built ins. There is a separate toilet adjacent to the bathroom which has a bath and separate shower. A large pergola will give some shade on those hot summer days and room for your potted plants to make it feel like home. A small shed is ideal for a workshop and it also has a carport which is behind some security gates. Priced at the bottom end of the range in the current market, the owners do want it sold so don't delay - make your offer today. Council Rates: \$1,446.79 p.a. SA Water: \$662.20 p.a. plus usage ESL: \$105.15 p.a.