

# 17 Eucalyptus Avenue, Noarlunga Centre, SA 5168

**SELLING SA HOMES**

## House For Sale

Wednesday, 19 June 2024

17 Eucalyptus Avenue, Noarlunga Centre, SA 5168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Ashley Williams

## EXPRESSIONS OF INTEREST by Sat 22nd June 3pm

Discover this stylish Torren's title three-bedroom home, designed to meet the demands of modern family living with two living areas. Situated in the heart of Noarlunga, you'll enjoy the best the south has to offer: entertainment, dining, essential services, schools, convenient transport routes, and Adelaide's finest beaches just minutes away.

**Ground Floor:** Step into a clean and contemporary space featuring an open-plan layout that seamlessly connects the lounge, kitchen, dining, and additional family room.

- **Lounge:** A quaint and versatile open space perfect for relaxing or entertaining friends and family.
- **Kitchen:** Fully equipped with a dishwasher, oven, and gas four-burner stove. The generous benchtops, breakfast bar, double sink, and ample storage behind elegant dark-wood veneer cabinetry make it a functional and stylish hub. Plus, the convenient second toilet downstairs.
- **Living and Dining:** Ample space for both relaxation and entertainment, with large glass doors that invite natural light, complemented by bright off-white walls and shimmering grey tiled floors throughout.

**Upper Floor:** Retreat upstairs to find three generously sized bedrooms with Energy-efficient ceiling fans, each with built-in robes (beds 1 & 2 feature shelving). The soft carpet underfoot and floor-to-ceiling mirrored doors enhance the feeling of space, air, and light.

- **Bathroom:** Central and convenient, featuring a large basin and vanity, shower, and bath, perfect for starting your day or unwinding in the evening.

**Outdoor and Additional Features:** Enjoy a low-maintenance oasis with pergola, paving, and easy-to-maintain landscaping cosy courtyard ideal for outdoor entertaining. The single secure garage with drive through access for additional parking space and includes a cleverly located laundry for added convenience. Inside, you'll find cross-ventilation, air conditioning though out the property, heating, and the hot water is instant gas (with temp control to both bathroom and kitchen, which has been updated a few years ago to be more economical now. Additional features include extra storage space, a downstairs toilet, security front door and a security system. This home offers a luxurious blend of modern living and prime location, making it an exceptional opportunity to secure your dream home.

Centrally located in Noarlunga, you'll have easy access to shopping, entertainment, bus and train services, and the southern expressway. Explore nearby prestigious locations like McLaren Vale winery's, Port Noarlunga Jetty & cafes, and the Adelaide Hills a short drive. Don't miss out on this ready-to-go home that offers it all. Act quickly to make this stylish home yours! Make an offer before you miss out Contact Ashley Williams for more information - 0450 327 772. Note - Torrens title, not community, so no strata fees. Council rates: \$1567.08 per year Disclaimer: All images are for illustration purposes only. All descriptions have been prepared in good faith. No warranty or representation is given as to the correctness of the information provided with neither the vendor or agent accepting responsibility or liability for any errors or omissions. Purchasers should seek independent advice or as otherwise necessary prior to purchase. RLA 280800