

**18 Goulding Grove, Noarlunga Downs, SA, 5168**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

18 Goulding Grove, Noarlunga Downs, SA, 5168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clinton Nguyen

## Spacious Contemporary Charm & Endless Lifestyle Convenience

A stone's throw from local schools, around the corner from the bustling Colonnades Shopping Centre, and a skip and a jump to Southport's iconic beachside bliss for sought-after surf and endless summer dips, 18 Goulding Grove gives way to an incredible, family-friendly lifestyle with a spacious 4-bed home that'll make you proud as punch from the get-go.

Nestled at the end of this residents' only pocket, this big block beauty feels every bit familiar of more modern builds as it delivers instant feature and form from the light-filled master with walk-in wardrobe and private ensuite, to the 3 additional bedrooms buffered by the light and bright family bathroom with separate WC there's loads of clever convenience wrapped-up in beautiful contemporary charm that can be updated in the blink of an eye when time suits.

Together with great entertaining options surrounding all the central kitchen zone, including an L-shaped lounge and dining perfect for wining and dining friends before relaxing back and watching the latest blockbuster, keeping a close eye on the kids in the casual living as the resident chef whips up nightly deliciousness, or open up the house and enjoy fun-filled weekend barbeques under the huge outdoor alfresco overlooking a sunbathed lawn and sweeping gravel backyard ready to be transformed into whatever takes your fancy!

Wonderfully comfortable as is, and no rush needed to change a thing, this fantastic family home hits all the right notes for an exciting start to your home-owning journey and the perfect place to plant your feet. Sitting heart and centre of Adelaide's thriving mid-coast where you have absolutely everything you need right at your fingertips, or jump on the Southern Expressway and hit Westfield Marion in a tick over 15-minutes or the CBD in under 30 laying claim to a simple home that has it all is an opportunity not to let slip through your fingers.

Features you'll love:

- Light-filled lounge and dining, as well as open-plan family and casual meals creating a wonderful social hub to entertain friends or enjoy quality downtime with the family
- Central and spacious contemporary kitchen featuring great bench top space and breakfast bar ready to serve and scan across this delightful space, abundant cabinetry and cupboards, WIP, gas cooker and dishwasher
- Generous master bedroom with wide windows, WIR and private ensuite
- 3rd bedroom as a great home office/study option
- Neat and tidy contemporary family bathroom featuring separate shower and bath, as well as separate WC for added family convenience
- Practical laundry, ceiling fan in lounge, powerful wall heater in casual living, and evaporative ducted AC throughout to soothe the summer heat
- Beautiful outdoor entertaining area stretching beneath a light-catching all-weather pergola
- Lovely lush lawns for the kids to play or family pets to happily roam, as well as large gravel section ready to raised veggie gardens, cubby house or anything else you can imagine
- Sizeable shed for all your garden tools and toys, as well as secure double carport with roller doors, wide driveway with plenty of off-street parking space and feature-tree frontage

Location highlights:

- Excellent public and private school options with Noarlunga Downs Primary walking distance from your front door, Calvary Lutheran Primary around the corner, and Christies Beach High moments further
- Close to nearby parks, playgrounds and reserves, as well as handy public transport options
- A stone's throw to Colonnades Shopping Centre for all your household needs, quick café and tasty takeaway options, as well as all your weekend entertainment
- A quick 7-minutes to Port Noarlunga and Southport Beach for plenty of summer fun, and easy reach to Noarlunga Train Station ready to zip you to Adelaide City in a flash

Specifications:

CT / 5213/621

Council / Onkaparinga

Zoning / GN

Built / 1994

Land / 600m2 (approx)

Frontage / 20m

Council Rates / \$1995.05pa

Emergency Services Levy / \$136.15pa

SA Water / \$161.70pq

Estimated rental assessment: \$600 - \$630 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Noarlunga Downs P.S, Huntfield Heights School P-6, Hackham West School, Christie Downs P.S,

Christies Beach P.S, Christies Beach H.S

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