

# 19 Sylvan Circuit, Noarlunga Downs, SA 5168



## House For Sale

Sunday, 23 June 2024

19 Sylvan Circuit, Noarlunga Downs, SA 5168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 631 m2**

**Type: House**



Chanelle Zadey

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**\$849k - \$879k**

Chanelle Zadey is proud to present 19 Sylvan Circuit, located in the highly sought-after estate, 'The Point,' in Noarlunga Downs. Established in 2008 and recently renovated, this turnkey home exemplifies a perfect blend of luxury and functionality. Featuring a brand-new kitchen, in-ground heated pool, ducted reverse cycle air conditioning, solar with battery backup, outdoor entertaining area, and multiple living zones, this property is an opportunity not to be missed. Upon entering the property, you will be captivated by the warm natural tones and modern design elements throughout. To the left of the entryway is the formal lounge, an ideal space for family movie nights on a cold winter's evening or a quiet escape while the kids enjoy another living room. At the heart of the home is the generously sized, stylish kitchen. With modern design features and a striking colour palette, this kitchen is sure to impress. Ample storage and bench space provide the perfect setting for any cooking enthusiast. Open plan living is a standout feature of this residence. The kitchen seamlessly flows into the living area, which then opens to the outdoor entertainment area, creating an ideal layout for hosting family and friends. Adding to this impressive layout is a large third living area, surrounded by picture windows that overlook the pool, allowing an abundance of natural light to fill the space. This versatile area can accommodate a pool table, large dining suite, or even a home theatre. The master suite is generously sized and benefits from a large front-facing bay window that overlooks a lush tree in the front yard, filling the room with natural light. The ensuite is exceptional, featuring a large walk-in shower with dual shower heads, dual basins, and an open-style robe/dressing area. Bedrooms two, three, and four are all well-sized, with large windows for natural light and close proximity to the main bathroom. Bedrooms two and three are fitted with built-in robes for your storage needs. Located at the front of the property is a fifth room, this offers its own sliding door, making it perfect for easy access or a home business. A dedicated workspace conveniently located near the kitchen provides an ideal environment for working from home. With multiple windows for natural light and ample electrical outlets for all your devices, this area is perfect for productivity. The exterior of this property is equally impressive. The rear features an in-ground heated pool with its own pitched pergola and decking, perfect for relaxation during the warmer months. The front of the property is beautifully maintained with modern tones and a double driveway for additional vehicle storage. What we love: • Heated pool • Ducted reverse cycle air conditioning • Solar with battery backup • Multiple living areas • Ensuite with walk in robe and two shower heads • 4 bedrooms • 2 bathrooms • Pitch pergola entertaining area • Recently renovated kitchen • Thumbprint security on front door Don't miss the opportunity to make 19 Sylvan Circuit, Noarlunga Downs your forever home. Get in contact with Chanelle Zadey on 0456 851 051 regarding viewing times.