

20 Manica Avenue, Noarlunga Downs, SA 5168



House For Sale

Sunday, 23 June 2024

20 Manica Avenue, Noarlunga Downs, SA 5168

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 651 m2

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

\$799k - \$878k

Offers Close Tue, 25th Jun - 3pm (usp) Perfectly positioned to capture stunning sunsets over the Onkaparinga River and National Park with distant sea views. This versatile home on 650sqm elevated land, offers a flexible floor plan with 4 bedrooms, 3 bathrooms and a spacious double car garage, a massive pitched roof outdoor entertaining area, and an expansive tiled balcony perfect for relaxation. The home offers the opportunity to have self contained living on the ground floor ideal for extended family or rental income. Located in a peaceful neighbourhood, this home is close to shops, schools, and recreational facilities.

What We Love About The Property;

Upstairs; Be welcomed by the elegant hardwood wrap-around stairs that lead you to the home's main level and versatile ground floor living area. Located upstairs, the main living area enjoys breathtaking views of the Onkaparinga River Recreation Park while featuring cosy carpeting, a gas heater, and evaporative cooling to keep you comfortable year-round. Adjacent to the main living area is a flexible space perfect for studying, reading, or a children's play area. Kitchen is fully equipped with plenty of storage, microwave recess, double sink, puratap, dishwasher, oven, induction cooktop, rangehood and built in pantry. The semi open plan kitchen and dining area is accompanied by beautiful slate tiles throughout and direct access to the large outdoor entertaining area. Lazy mornings can be spent enjoying the beautiful views from the main bedroom. It offers a walk-in robe, additional built in robe and a ceiling fan. The ensuite is equipped with floor to ceiling tiles, shower, toilet and vanity providing prime convenience. Bedrooms 2 and 3 are both good in size with carpet for added comfort and provide built in robes for convenience. Main bathroom is designed with floor to ceiling tiles, shower, bathtub, toilet and vanity. Located off the kitchen, the laundry is equipped with a full-size built-in cupboard for linen storage, a bench, a trough, and direct outdoor access.

Downstairs; The downstairs living area offers a versatile space with bi-fold doors, a mini kitchenette, bathroom and split system for year "round comfort - ideal for guests, dual living or a 4th bedroom. The additional third sparkling bathroom offers floor to ceiling tiles, shower, toilet and vanity. Internal access to double garage.

Outdoors; Enjoy stunning street appeal with a spacious balcony and manicured gardens. The easy access driveway leads to an expansive double car garage with extra storage space. The large rear decked entertainment area is an ideal spot to entertain family and friends, sheltered year "round by the pitched pergola. Lawn area provides a place for your kids and pets to play. Surrounding gardens create a serene oasis, allowing you to personalize your outdoor space. A garden shed at the rear provides convenient storage for your backyard tools and projects. Side access available on both sides of the home, secured by sturdy gates.

Services; Mains power, water, sewer and gas. Instant gas hot water system. NBN connected. Ducted evaporative cooling throughout. 7 panel solar system.

Location; 5 minutes to Colonnades Shopping Centre. 5 minutes to Noarlunga Railway station for city commuters or going to the football. 6 minutes to Port Noarlunga Beach. 13 minutes to McLaren Vales Wine Region. 39 minutes to Adelaide CBD.

Don't miss out on the chance to call this suburb family home your forever home. With its breathtaking views, modern amenities, and convenient location, it offers the perfect blend of relaxation and convenience. Come check it out; you're gonna love it!

Certificate of Title - 5648/211 Council - Onkaparinga Zoning - GN - General Neighbourhood Year Built - 1993 Land Size - 651m² Total Build area - 322m² Council Rates - \$2,158.53 pa SA Water Rates - \$184.72 pq Emergency Services Levy - \$158.85 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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