

31 Geoffrey Avenue, Port Noarlunga, SA 5167



House For Sale

Tuesday, 2 July 2024

31 Geoffrey Avenue, Port Noarlunga, SA 5167

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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\$749k - \$789k

Perfectly located in the highly sought after Coastal suburb of Port Noarlunga and positioned on the high side of the road to capture the stunning & picturesque views on offer. With a spacious layout, versatile living areas, and large block size with plenty of room to spread out, this property offers an ideal canvas for families, first home buyers, investors, and developers. From the moment you arrive, instant street appeal greets you with lush landscaped front gardens spanning over the 19.5m frontage. Gorgeous original details are on show throughout from the decorative breeze blocks creating a private entry to the wall of bottle bottom amber glass and the stunning parquet floor, adding instant charm and appeal to the home. The layout has been designed for easy-care living with a functional floor plan that is sure to delight. Step into the front spacious lounge, boasting beautiful, easy-care slate flooring and an abundance of soft natural light, providing a warm welcome. Whether relaxing or entertaining, this lounge room is perfect for creating lasting memories. From the lounge, open the bi-fold doors and seamlessly transition into the main living and dining room adorned with comfortable tile flooring underfoot, timber wall panelling and a classic stone feature with a gas heater. Enjoy fabulous panoramic views, extending over the Onkaparinga River to the Port Noarlunga sandhills and beyond. The large kitchen and meals area feature original retro cabinetry, adding to the home's unique character. With ample storage space, induction cooktop and electric oven, and laminate benchtops, this kitchen is both functional and humble. The home boasts three generously sized bedrooms, the master features his & hers built-in robes plus a dressing table with a set of drawers, while the remaining bedrooms have freestanding robes. The retro bathroom is beautifully presented, featuring terrazzo flooring, a walk-in shower, a bathtub, a vanity with a wall-mounted mirrored cabinet, and a toilet. Completing the internal layout is the laundry with external access adding to the home's practicality and ducted evaporative cooling throughout. Set on an expansive allotment of around 819m² the outside offers a semi-enclosed flat roof verandah for alfresco dining, as well as an additional pergola where you can sit and enjoy your morning cuppa in privacy. The established gardens are easy care and there is plenty of room in the fenced backyard for the kids and pets to play safely. Ample off-street parking is provided by the spacious driveway that leads to a double carport and access to a lock-up garage with a roller door. Additional storage is offered from the two toolsheds, while the three rainwater tanks will assist in keeping the gardens watered. Port Noarlunga is one of Adelaide's best kept secrets, where a relaxed seaside lifestyle can be enjoyed, and you'll feel like you're on holidays every day. Located within walking distance to the historic township with a fantastic array of cafes, restaurants and curio shops on offer. The beautiful sandy beach is popular with visitors and the Aquatic reef is regarded as one of South Australia's best snorkelling sites, while the Jetty is a great spot to try your luck and catch your dinner. Also close by are local schools, transport, medical & sporting facilities, Colonnades shopping centre, while just a little further afield is McLaren Vale, boasting world class wineries and an abundance of cafes & restaurants. This property is a rare find, blending classic features with modern amenities in a family-friendly setting. For more information or inspection times, please contact Jackie Scott on 0409 090 959. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA222182