

4 Ryan Close, Noarlunga Downs, SA 5168



House For Sale

Monday, 13 May 2024

4 Ryan Close, Noarlunga Downs, SA 5168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: House



Denzil Cheesley
0422300718

\$549k - \$579k

Setting the benchmark in courtyard living, this impeccably presented three bedroom home offers the ultimate low-maintenance, high-quality lifestyle in Adelaide's southern suburbs. Situated just a couple of minutes from Colonnades Shopping Centre, Cardijn College, Noarlunga train station, Noarlunga Hospital and Southern Expressway - the home is also less than five minutes from iconic beaches at Port Noarlunga and Christies Beach, and less than fifteen minutes from the renowned world-class wineries of McLaren Vale. The beautiful Onkaparinga River Recreation Park & National Park are also just minutes from your door, providing a range of kayaking, cycling and walking trails in wonderful environments. With flawless presentation the home boasts fresh paint, new floors, and a light modern feel throughout. The three double bedrooms are all superbly appointed, and include a gorgeous master, complete with quality mirrored robes and security shutters. At the hub of the home, delightfully spacious open plan living areas are the perfect centrepiece, blending seamlessly with the very elegant and well-equipped modern kitchen, offering ample bench-space and storage. The adjoining dining and meals area blends seamlessly with the kitchen and living spaces, all of which gaze out to wonderful rear gardens and entertaining. The perfect combination of ducted gas heating and ducted evaporative cooling ensures complete climate control throughout the home in all seasons. The home is serviced by a beautifully updated bathroom, spacious laundry and also has the convenience of a second toilet. From the family area, sliding doors step out to wonderful patio covered by over 30sqm of all-weather entertaining, with a backdrop of beautiful courtyard gardens, manicured lawns and bordered by attractive plants and shrubs. A large shed is ideal for storing your tools, bikes & kayaks. Valuable extras include:

- Lockup carport under main roof
- Second toilet
- Gas instant hot water service
- Ducted gas heating
- Ducted evaporative cooling
- Large entertaining area and patio
- Security shutters to master bedroom
- Tool shed

Two minutes from Cardijn College, Southern Expressway, Noarlunga Centre & hospital

- Less than five minutes from Onkaparinga River Recreation Park & National Park - for kayaking, walking, cycling trails
- Less than five minutes from iconic southern beaches
- Less than fifteen minutes from McLaren Vale's world-class wineries

Current rental appraisal: \$520-\$540pw

For more information on this wonderful home, contact Denzil Cheesley today on 0422 300 718 / denzil.cheesley@raywhite.com

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