

**5 Petersen Crescent, Port Noarlunga, SA, 5167**



**House For Sale**

Friday, 30 August 2024

5 Petersen Crescent, Port Noarlunga, SA, 5167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Two homes for the price of one!

This property is such a rare find, with opportunity for dual occupancy, so close to the beach in spectacular Port Noarlunga. There's two separate dwellings here, set on a big block of around 720m<sup>2</sup>. In addition to that, there's a whopping frontage of approx. 27m.

Well maintained and neat, the two-bedroom brick residence at the front of the property consists of a large living/dining area, bright kitchen, separate bathroom and laundry areas, plus two bedrooms with built-in-robos. For heating and cooling there's a split system in the lounge, and ceiling fan to bedroom 1. The front residence also has its own carport with roller door, full length 3m wide verandah for entertaining and small garden shed.

The second separate dwelling at the rear of the property is unique and light filled. It features a large living and dining space, neat and reasonably modern kitchen with loads of cupboards, and dishwasher, large main bedroom area, plus a bonus smaller 2nd bedroom and spacious combined bathroom/laundry. The second bedroom is possibly more suitable as a study, office, or sunroom, although the current owners do use it as a bedroom when their grandchildren come to stay. Split systems in both the main living area and the second bedroom/sunroom provide great heating/cooling options. The rear dwelling also has a decked entertaining area attached, complete with wood heater and outdoor blinds to keep out the weather. A single garage and separate entry to the rear house completes the package.

Overall this property is so neat and tidy. Hardy plants and simple lawn areas are designed for easy maintenance. Garden sheds for each residence provide suitable outside storage.

Located in beautiful Port Noarlunga, a jewel in the crown of Adelaide's magnificent southern coastline, you couldn't ask for a better location. Enjoy the vibrant attractions of the Port Noarlunga township for a unique boutique shopping and dining experience, wander along the jetty or paddle the nearby Onkaparinga River in your kayak.

Colonnades shopping centre is only a few minutes' drive away and you'll be surrounded by an array of quality schools and public transport. A short drive will land you in the sensational McLaren Vale Wine Region.

**\*\*All floorplans, 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\*\* (RLA 222182)**