

**6 Britain Drive, Port Noarlunga South, SA 5167**

**House For Sale**

Sunday, 23 June 2024

6 Britain Drive, Port Noarlunga South, SA 5167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1136 m2**

**Type: House**



Carly Frost

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## Best Offer By 11am Tuesday 25th June (USP)

In a commanding position with spectacular elevated views of the wetlands and the Onkaparinga River, this beautiful property offers an enviable lifestyle complete with manicured gardens, two living areas, a fantastic master suite and space for the whole family. Warm neutral tones, a gas heater and bamboo flooring create a welcoming ambience and a great first impression as you step into the lounge area. Head through to the open plan living area and kitchen which makes entertaining easy with a 900mm gas stove, contemporary design, plenty of bench space and a breakfast bar. The home's layout has been cleverly designed with the living areas extending out onto the paved alfresco area. This stunning outdoor space offers a place to gather with family and friends amongst gorgeous gardens and a low maintenance yard. Sit back, relax and take in incredible views across the wetlands and the Onkaparinga River to the northeast. All four bedrooms are generous in size and the main bathroom has a bathtub and separate toilet. The huge master bedroom is pure delight with a large, mirrored robe, a private ensuite, river views and access to the alfresco area. What a way to wake up in the morning! Positioned in a beautiful neighbourhood close to shops, cafes, the river and the beach, this charming home offers a peaceful lifestyle without compromising convenience. Enquire today; interest is anticipated to be high.

- 4 bedrooms, 2 bathrooms, double carport plus a double garage
- 1136m<sup>2</sup> elevated block
- Paved alfresco area with a gabled roof
- Open plan living plus a second lounge area
- Gas heater and bamboo flooring in the lounge room
- Super-sized master bedroom has a private ensuite and river views
- Ducted evaporative cooling
- Manicured gardens
- Low maintenance lawn area
- Separate laundry with storage and exterior access
- Security system
- 6 Panel solar system
- 900 metres from the shops and cafes at Port Noarlunga
- 1.2km from Port Noarlunga Beach
- 1.6km from Port Noarlunga Primary School
- 3.7km from Colonnades Shopping Centre
- 6 minute drive from major shopping at Seaford Central

Property Specifications: Certificate of Title: Volume 5255 Folio 16 Title Type: Torrens Title Council: Onkaparinga Zoning: General Neighbourhood Built: 1993 Council Rates: \$2,770.02 per annum Emergency Services Levy: \$204.95 per annum SA Water Rates: Total: \$231.54 per quarter 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. (RLA 249515)