

7 Water Street, Old Noarlunga, SA 5168



House For Sale

Sunday, 23 June 2024

7 Water Street, Old Noarlunga, SA 5168

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Nick van Vliet
0416088556



John Lewis
0429130444

\$550k - \$570k

Offers Close Tue, 25th June - 3pm (usp) Discover the charm of Old Noarlunga with this delightful 2 bedroom brick home, nestled within the serene Village, just metres from the riverbank. Featuring high raked ceilings, a spacious lounge, dining, and kitchen area, plus a 6x6m workshop, all set on a generous 700sqm (approx) block. Enjoy the perfect blend of tranquillity and convenience in this picturesque location. Whether you're starting out, scaling down, or investing for your future, this property ticks all the boxes

What We Love About The Property; Home High raked ceilings to create a sense of space Enjoy a spacious open-plan kitchen/living/ dining area featuring elegant timber panelling and a split system for year round comfort The kitchen features a freestanding electric oven, rangehood, stand alone pantry and various storage options including under bench and overhead cupboards Bedroom 1 is generously sized, featuring cosy carpeting and convenient wall shelving Bedroom 2 is also of a good size with a split system for climate control The family bathroom is well equipped with a full bath, shower, vanity and a mirror storage unit Separate toilet with basin and mirror, plus access door to laundry for added convenience Spacious laundry features a tub and overhead cupboards for storage Situated off the laundry is a handy sun room, perfect as a little kids play room, home office or indoor plant space Outdoors Fully enclosed backyard with expansive lawn area for pets and kids to play A well designed chicken coop for daily fresh eggs 6x6m workshop with concrete, power and lights plus undercover parking for 2 cars Plenty of off street parking with room for boat or caravan and direct access through to the workshop Enjoy a private and secluded setting surrounded by various plants, shrubs and trees

Services; Mains power, water and sewer connected 250L electric hot water service 2000L rainwater tank NBN connected

Location; 6 minutes to Seaford Central Shopping Centre with cafes, retail & grocery stores 6 minutes to Seaford Railway station for city commuters or going to the football 10 minutes to Colonnades Shopping Centre with cafes, retail & grocery stores 11 minutes to McLaren Vale amenities including shopping centre with Coles, Foodland, local cafes, restaurants, bakeries, wineries and more 12 minutes to Moana Beach 13 minutes to Willunga to enjoy the local eateries at the Willunga Farmers Market 34 minutes to Adelaide CBD

Experience the epitome of comfort and convenience in this enchanting Old Noarlunga residence. Boasting spacious interiors, a scenic locale and thoughtful amenities, it promises an idyllic lifestyle for you and your loved ones. Enjoy the best of both worlds with a short drive to the CBD and easy access to the beaches, offering the perfect balance of urban convenience and coastal leisure right at your doorstep. Come check it out; you're gonna love it!

Certificate of Title - 5493/401 Council - Onkaparinga Zoning - General Neighbourhood Year Built - 1986 Land Size - 700m² Total Build area - 194m² Council Rates - \$1,540.98 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$111.20 pa

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