

91 Patapinda Road, Old Noarlunga, SA, 5168



House For Sale

Thursday, 19 September 2024

91 Patapinda Road, Old Noarlunga, SA, 5168

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Mitch Portlock

A generously sized home on a large block with good shedding, the ultimate outdoor entertaining area and spectacular views...

Nestled on top of the picturesque and historic Old Noarlunga township this property is extremely unique and worth some serious consideration...

Sitting on a 1000m² (approx) allotment and boasting spectacular views of the Onkaparinga River, recreation reserve and wetlands and stretching out to the ocean in the distance, this 4 bedroom home will impress you with its array of features.

The property is fully fenced with a remote controlled sliding front gate which provides good security and there is plenty of off street parking room, perfect for work vehicles, caravans, boats or any other items of value. Walking down the expansive driveway you'll be immediately impressed with the cosy log cabin looking façade and high pitched roof along with the neatly maintained front garden area. A large powered shed with concrete flooring sits to the right with dual roller doors for access along with a separate workshop under the same roof.

The large entry foyer provides access to the a spacious central living and dining area with floating floors and a feature timber wall fireplace and a classic, 1980's style bar. There are french doors that provide direct access out to the huge indoor/outdoor entertaining area from this area of the home.

The central living and dining area provides access to each and every room of the home. The large 2nd Bedroom contains a BIR and ceiling fan, Bedroom 3 has a ceiling fan while both rooms are carpeted and have great access to the homes fully renovated main bathroom. This bathroom boasts such a double shower, large vanity, and floor to ceiling tiles.

The timber kitchen is well appointed with a Miele dishwasher, wall oven, electric cooktop, s/steel sink with filtered water tap and ample drawer and cupboard storage space. An island bench is centrally located and provides a great food preparation area along with bar seating area. The kitchen window captures views out to the entertaining area and of the low maintenance rear yard. A separate toilet and powder area along with a laundry room with rear access adjoin the large kitchen area.

A home office/study area along with a 4th carpeted bedroom sits at the front of the home and provides some versatility to this homes layout.

Head up the stairs to the main bedroom suite that is carpeted and boasts a huge footprint. A large WIR and storage attic provide exceptional storage space along with a fully equipped, private ensuite and a split system air conditioning unit to keep you comfortable all year round. Flow out through the French doors on to the large, private deck with outstanding views that stretch all the way to the ocean across the Onkaparinga River and wetlands.

Other stand-out features of the home are the varying stained glass windows, ceiling fans throughout, 3 x R/W tanks and solar panels to help with those rising water and power costs. Ducted evaporative cooling and a slow combustion heater have also been installed for year round comfort.

You'll love the split levelled, undercover and fully enclosed entertaining space that comes with ceiling fans and a feature pond complete with its own timber bridge. A fully enclosed swimming pool area with decking surround and glass pool fencing adjoins the entertaining area, handy for supervision and entertaining your friends and family. This area is the ultimate entertaining space!

The low maintenance rear yard with pond and easy care lawn area and garden to ensure you are always available to enjoy this impressive family home without the work-load. The entire rear yard is also very well fenced making it ideal for both kids and pets.

This location is one to behold. Within minutes of high quality schools, shops, beaches, the Southern Expressway, public

transport and the world-renowned McLaren Vale Wine Region, an opportunity to buy a unique, yet charming home like this does not come around often, inspection is a must!

For further information contact David Hams 0402204841 or Mitch Portlock 0431418516 anytime...

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 222182)