

3/6 Irvine Street, Port Noarlunga, SA, 5167



Unit For Sale

Sunday, 18 August 2024

3/6 Irvine Street, Port Noarlunga, SA, 5167

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



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Charming Coastal Living in Port Noarlunga

Discover the perfect blend of comfort and convenience in this delightful two-bedroom unit, ideally situated in the highly sought-after Port Noarlunga. Just a stone's throw from Colonnades Shopping Centre, and a short distance to the stunning Port Noarlunga Beach and vibrant eateries, this home offers an enviable lifestyle.

Step inside to find two cozy, carpeted bedrooms, with the main bedroom boasting built-in robes for added storage. Enjoy year-round comfort with ceiling fans and a split system air conditioning unit. The heart of the home is the light-filled kitchen that flows seamlessly into the open-plan living area, featuring easy-to-maintain tiled flooring.

The main bathroom is thoughtfully designed with a separate shower and bath, perfect for a relaxing soak after a day at the beach. Additional highlights include a single garage with a roller door, offering secure parking and convenient access through to the low-maintenance rear courtyard and internal laundry.

This unit is one of only three in a charming complex facing Ethel Wache Lane, and the small front lawned area is enclosed by a picturesque white picket fence, adding an extra layer of privacy.

Whether you're a first-time buyer, downsizer, or investor, this unit offers an exceptional opportunity to enjoy the best of coastal living in Port Noarlunga.

What you'll love;

- Close to Colonnades Shopping Centre, Port Noarlunga Beach, and local eateries.
- Two carpeted bedrooms, with built-in robes in the main bedroom.
- Ceiling fans in bedrooms and split system air conditioning in the living room.
- Light and bright kitchen with open-plan living.
- Separate bath and shower in the main bathroom.
- Single garage with roller door and internal access.
- Rear courtyard with access to the internal laundry.
- Small front lawned area with a white picket fence.
- One of only three units in a quiet complex facing Ethel Watch Lane.

Built in: 1972

Certificate of Title: 5909/485

Council: City of Onkaparinga Council

Council Rates: \$1515 pa (approx)

ESL: \$106 pa

SA Water: \$166 pq (plus usage) (approx)

Strata: \$538 pq (Body Corporate Management)

Land Size: 265m² (approx)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit.... those who hesitate, will miss out! You will need to register to view this property. Please click on the Book inspection or Email Agent and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.

Disclaimer: Whilst we have gathered all information provided from sources deemed reliable, we cannot guarantee it's accuracy. We shall not be held liable for any errors, inaccuracies or omissions, including, but not limited to, details regarding a property's land size, floorplan and dimensions, building age, description or condition. It is strongly advised that those interested make their own enquiries and obtain independent legal and financial advice.