

1/4 Briscoe Street, Port Noarlunga, SA, 5167



House For Sale

Wednesday, 18 December 2024

1/4 Briscoe Street, Port Noarlunga, SA, 5167

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Simplify Your Lifestyle: Discover the Convenience of Low-Maintenance Living!

Nestled in the highly sought after suburb of Port Noarlunga, 1/4 Briscoe Street stands as a testament to contemporary living, unveiling a townhouse that exudes modern elegance and functionality.

This three-bedroom, two-bathroom abode offers a harmonious blend of comfort, style, and convenience.

Upon entry, guests are greeted by a spacious open-plan living/dining area adorned with sleek tiles and abundant natural light. The ambiance is inviting and bright, making it an ideal space for relaxation and entertainment.

The contemporary kitchen is a chef's delight, featuring a gas cooker, overhead cupboards, and a generously sized island bench with stainless steel fixtures. Whether preparing a gourmet meal or hosting casual gatherings, this kitchen is sure to impress.

Convenient laundry facilities with ample storage and external access add to the home's practicality. A separate toilet enhances functionality and privacy for residents and guests alike. Ducted heating and cooling ensure year-round comfort, allowing occupants to enjoy the perfect indoor climate regardless of the season.

Expansive windows and sliding doors flood the living area with radiant light, creating a seamless connection between indoor and outdoor spaces. Outside, a paved undercover entertaining area and lush lawn offer ideal settings for family gatherings and relaxation.

Rainwater storage plumbed to the house further enhances sustainability, reducing environmental impact while providing an eco-friendly water source.

As residents ascend the carpeted stairs to the second floor, they discover the three bedrooms and main bathroom. The sunlit master bedroom boasts a walk-in robe and private ensuite with vanity and shower, offering a luxurious retreat after a long day. The main bedroom opens onto a private balcony with sea views, offering a perfect spot to relax and take in the beauty of the nearby beaches. It's an ideal space to unwind with a refreshing drink while enjoying the serene atmosphere of this charming neighbourhood. Bedrooms 2 & 3 are equipped with built-in robes and plush carpets, providing comfort and convenience for occupants.

The main bathroom features a shower, bath, toilet, and vanity, catering to the needs of the household with style and functionality.

This home epitomizes contemporary living, offering a haven where comfort, style, and convenience converge seamlessly.

What you'll love:

A spacious open-plan living/dining area adorned with sleek tiles and abundant natural light, creating an inviting atmosphere

The contemporary kitchen boasts a gas cooker, overhead cupboards, and a generously sized island bench with stainless steel fixtures, perfect for culinary enthusiasts

Convenient laundry facilities with ample storage and external access, complemented by a separate toilet for added convenience

Ducted heating and cooling ensures year-round comfort throughout the home

Expansive windows and sliding doors flood the living area with radiant light, enhancing the sense of space and openness

Outside, a paved undercover entertaining area and lush lawn offer ideal spaces for family gatherings and relaxation

Rainwater storage plumbed to the house promotes sustainability and reduces environmental impact

Carpeted stairs lead to the second floor, where three bedrooms and the main bathroom are situated

The sunlit master bedroom features a walk-in robe and private ensuite with vanity and shower, offering a luxurious retreat

Bedrooms 2 & 3 are equipped with built-in robes and plush carpets for added comfort
The main bathroom includes a shower, bath, toilet, and vanity, catering to the needs of the household
The property is fitted with an alarm system

Specifications:

CT / 6188/717

Council / Onkaparinga

Zoning / HDN

Built / 2018

Land / 168m2 (approx)

Council Rates / \$1,740.21pa

Emergency Services Levy / \$122.40pa

SA Water / \$165.55pq

Estimated rental assessment /\$560-\$590 per week/Written rental assessment can be provided upon request

Nearby Schools / Port Noarlunga P.S, Christies Beach P.S, Noarlunga Downs P.S, Christie Downs P.S, O'Sullivan Beach P.S,
Christies Beach H.S

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