

**2/37 Cottesloe Avenue, Port Noarlunga South, SA,
5167**



House For Sale

Wednesday, 20 November 2024

2/37 Cottesloe Avenue, Port Noarlunga South, SA, 5167

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Scott Rowe
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Modern Comforts and Coastal Living in an Envable Location

Situated in the vibrant coastal community of Port Noarlunga South, this beautifully updated home combines modern elegance with a relaxed lifestyle. Boasting two spacious bedrooms, both with built-in robes, and a freshly renovated kitchen and bathroom, this residence is perfectly designed for comfort and convenience. The generous kitchen flows effortlessly into the light-filled living area, creating a warm and inviting space for everyday living and entertaining.

Split system air conditioning throughout ensures year-round comfort, while the home's contemporary finishes and abundant natural light enhance its stylish appeal. Outside, the expansive yard offers plenty of room for children to play, complemented by a lush grassy area and a garden shed for extra storage. The covered verandah provides the perfect spot for alfresco dining or enjoying a quiet moment with a coffee.

Practicality is key, with a single garage offering dual access and an additional off-street parking space. Ideally located close to the beach and local amenities, this property offers an exceptional opportunity to enjoy modern living in a serene, family-friendly setting.

Located just 700 metres from the picturesque waterfront Esplanade, this home enjoys a prime position close to South Port Primary School, convenient bus stops, local sporting clubs, and the bustling cafés of Cliff Avenue. For trips into the CBD, you'll appreciate the convenience of the Southern Expressway and Seaford rail line. Offering an enviable lifestyle, this is a fantastic opportunity for first home buyers or downsizers looking to settle in a thriving coastal community.

What we love:

- Two spacious bedrooms, both with built-in robes
- Freshly renovated kitchen and bathroom
- Generous kitchen and light-filled living area
- Split system air conditioning throughout
- Expansive outdoor verandah, perfect for entertaining
- NBN available with a fibre to the premises connection
- Large backyard with plenty of grass for children's play
- Garden shed for additional storage
- Single car garage with dual access and off-street parking space
- Prime location, walking distance from the stunning beaches that the mid coast has to offer
- Close to South Port Primary School, Cliff Avenue cafés, bus stops, and local sporting clubs
- A few minutes drive to Southport Beach & Port Noarlunga beaches

Specifications

Title: Community Plan

Year built: 1999

Community fees: TBC

Land size: 390sqm (approx.)

Council rates: \$1,632.38 per annum

ESL: \$217.65 per annum

Water rates: \$78.60 per quarter

Sewer rates: \$86.95 per quarter

Rental Appraisal: \$450-\$500 per week

Heating & Cooling: Split System Air Conditioning

Hot water: Gas

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.