

# 2 Page Pl, Port Noarlunga, SA, 5167

## House For Sale

Tuesday, 31 December 2024



2 Page Pl, Port Noarlunga, SA, 5167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul McGrath

## Stunning 2018-built Torrens Titled Townhouse

RLA 252 299

This beautifully presented townhouse is ready for you to move straight in! Whether you're a first-time home buyer or looking for your dream family home, this property ticks all the boxes.

### Key Features:

- > 3 Bedrooms, 2 Bathrooms Thoughtfully designed with the master suite on the ground floor and two additional bedrooms upstairs, perfect for kids or guests.
- > Two Living Areas A spacious downstairs living area and a private retreat upstairs for added versatility.
- > Breathtaking Views Enjoy stunning vistas from the front balcony, overlooking a picturesque park and stretching to the sparkling waters of St Vincent Gulf.
- > Outdoor Entertaining An alfresco area perfect for hosting family and friends, complemented by a private, secure, low-maintenance backyard.
- > Double Garage Easy rear access with an automatic door, maximizing space and convenience.

### Location Highlights:

- > Walking distance to Port Noarlunga Primary School, Sara Potter Park, Bice Oval, and a golf driving range and just a bit further to the sandy shores of the local beach - you will love it.
- > Just a short drive to Noarlunga Shopping Centre and its many amenities.

An added bonus of a solar array of 3.5kw and a 10kw battery!

Investors please note: Our wonderful Property Management team would love to help you maximise the return on this property and feel that a figure of \$590 - \$630 per week is achievable in the current market

The owners are committed to selling, having already moved to their new home. This is a fantastic opportunity to secure a modern, well-designed property in a prime location.

Don't miss out this property is priced to sell! Contact us today to arrange an inspection or make your offer.

Council Rates: \$2,112.69 p.a.

SA Water: \$743.60 p.a. + usage

ESL \$149.90 p.a.