

**207/1 Serafino Drive, Noarlunga Downs, SA, 5168**



**House For Sale**

Tuesday, 19 November 2024

207/1 Serafino Drive, Noarlunga Downs, SA, 5168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Contemporary Apartment with Modern Amenities in a Prime Location!

This beautifully appointed apartment captures the essence of modern, low-maintenance living in a prime location. Nestled beside the scenic Onkaparinga River Recreation Park and conveniently close to the Southern Expressway, it's perfectly situated for city commuters and nature lovers alike. Every aspect of this residence has been thoughtfully designed to deliver an effortless lifestyle that balances comfort with convenience.

The heart of the home is its contemporary kitchen, offering a four-burner gas cooktop, fan-forced electric oven, and ample cupboard space. The inclusion of a Smartstone kitchen bench, built-in dishwasher and refrigerator makes this space fully equipped for culinary adventures from day one. Soft-close drawers, a filtered water tap, and instant gas hot water elevate the experience, while the open-plan living and dining area unfolds seamlessly from the kitchen, framed by panoramic views. With cafe blinds on the private balcony, this space is perfect for entertaining or unwinding.

The master bedroom enjoys direct access to the balcony and the bathroom, creating a private sanctuary that brings in natural light and offers a tranquil view of the outdoors. Built-in wardrobes and a versatile second bedroom make the apartment adaptable to various lifestyle needs, whether for guests, a home office, or personal retreat. The bathroom itself is an oasis of style, featuring a dimmable, lighted mirror with a built-in demister, a separate shower and bath, and a dedicated toilet area.

Year-round comfort is assured with reverse-cycle split-system air conditioning in the main living with timber laminate flooring throughout and ceiling fans in both bedrooms. A functional laundry with overhead storage simplifies daily chores, while secure carport access provides designated parking and peace of mind. Additional features like a keypad intercom, electronic gate access, and lift access further contribute to the ease of living here, making the apartment not only practical but also secure and convenient.

Situated just minutes from public transport options, including bus and train routes, and close to the Coast to Vines bike trail and coastal beaches, this apartment embodies the best of urban and natural living. Including a cosy coffee shop and boutique shops on the ground floor, add to the apartment's unique charm. With all essential amenities at your fingertips and an unbeatable location, this residence presents a rare opportunity to embrace a lifestyle that harmoniously blends comfort, convenience, and proximity to nature.

### Specifications:

CT / 6228/614

Council / Onkaparinga

Zoning / LAC

Built / 2019

Council Rates / \$1,544.17pa

Community Rates / \$721.90pq

Community Manager / Strata Management SA

Emergency Services Levy / \$107.90pa

SA Water / \$165.55 pq

Estimated rental assessment: \$420 - \$450 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Old Noarlunga P.S, Huntfield Heights School P-6, Noarlunga Downs P.S, Hackham West School, Christies Beach H.S

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