

**28a Kwinana Crescent, Port Noarlunga South, SA,  
5167**

**Harcourts** Wine Coast

**House For Sale**

Wednesday, 13 November 2024

28a Kwinana Crescent, Port Noarlunga South, SA, 5167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Stylish Home Offering Enviably Lifestyle for Families

All the hard work has been done in this beautifully renovated, modern Mediterranean style home with a spacious lounge room, quality finishes, and great outdoor entertaining area, all positioned within walking distance from cafes, schools, transport and the waterfront Esplanade.

As you approach the home, you will appreciate mature gardens and a unique mediterranean style façade in this quiet location. Stepping through the front gate, discover a private oasis with an outdoor entertaining area underneath a pergola with flourishing vines overlooking the yard.

When family and friends come over, you can utilise this spacious patio and enjoy a barbeque lunch together. Established gardens provide a lovely outlook and there is plenty of grassed space for the kids and pets to play on.

Once inside, the generously sized lounge room with gorgeous timber flooring, plantation shutters, fireplace, and fresh finishes welcomes you in and offers an inviting space to gather. Bright and airy, the contemporary kitchen is adjacent to the dining area and has everything you need to prepare delicious meals with an open plan design, ideal when entertaining. Enjoy year round comfort with double glazing throughout, enhanced with solar technology offering reduced energy costs creating a more sustainable and budget friendly environment.

All three bedrooms have been updated while the spacious main bedroom has a large mirrored robe and a view of the garden. The bathroom has a full sized bathtub and a separate toilet, and there is a spacious laundry with exterior access.

Positioned only 700 metres from the waterfront Esplanade, the home is in a great location close to South Port Primary School, bus stops, sporting clubs, and cafes on Cliff Avenue. This is a fantastic opportunity for families in an enviable location; enquire today.

Even more to love:

- Single carport with drive through access
- Large outdoor entertaining area
- Archways and façade in Mediterranean style
- Large lounge room with fireplace
- Bathroom with bathtub and separate toilet
- Air conditioning
- Double glazed windows
- 6.6kW solar system
- Technika cooktop
- Solid pine flooring
- NBN connection
- Separate laundry with exterior access
- Low maintenance property
- Garden shed
- Storage rack for kayak and surfboards

Specifications:

CT / 6060/629

Council / Onkaparinga

Zoning / GN

Built / 1972

Land / 360m<sup>2</sup> (approx)

Frontage / 13.29m

Estimated rental assessment / \$580 - \$595 per week / Written rental assessment can be provided upon request

Nearby Schools / South Port P.S, Old Noarlunga P.S, Seaford Rise P.S, Seaford Secondary College

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