

**8 Charles Crescent, Port Noarlunga South, SA, 5167**



**House For Sale**

Wednesday, 13 November 2024

8 Charles Crescent, Port Noarlunga South, SA, 5167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Harris

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## **The Choice Is Yours!!!**

First National Lewis Prior takes pride in presenting this property to the market.

There are so many options for this incredible property that include renovating to live in, land banking, sub-division into 2 allotments or construct 3 'Row Dwellings' subject to the necessary consents. The allotment is 797 square metres in total with a frontage of 24.38 metres creating the ideal canvas for your next project. The house is not for the faint hearted and will required some effort to bring it into the future. Offers 4 bedrooms, a large formal lounge, kitchen/casual meals and terrific central family room. A class location grants easy access to local shopping, schools, transport, white sandy beaches plus so much more.

**BUYERS NOTE:** There is non functional, in ground swimming pool that is to be taken by the Purchaser in the current 'as is - where is' condition.

We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you.

For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis and Paul Harris

Council Rates: \$2,093.08 p.a.

SA Water: \$ 184.34 p.q.

ESL: \$306.20 p.a.