



7 Kauri Court, Noarlunga Downs

3 1 4

Space, Comfort & Lifestyle

Set on a generous 723 sqm block (approx.), this warm and inviting family home offers plenty of space for everyone to relax, play, and entertain. With three spacious bedrooms, a double garage, and a separate rumpus room, there's room to suit all stages of family life.

Inside, the home combines original charm with thoughtful contemporary updates. The open-plan living and dining areas flow effortlessly, providing a bright and welcoming space for everyday life or entertaining guests. The kitchen is practical and well-appointed, with ample bench space, plenty of storage, and modern appliances to make cooking and family meals easy.

All three bedrooms feature built-in robes and are complemented by a modern bathroom. Outdoors, extensive entertaining options await, including a swimming pool, verandah, and a lawn perfect for children or pets. A workspace and additional carport provide space for hobbies and storage.

A detached 2-room teen retreat/rumpus adds flexible living space with its own verandah and split-system air conditioning perfect as a study, play area, or potential self-contained living (STCC).

Nestled in a quiet cul-de-sac and surrounded by parks, reserves, and

FOR SALE

Sold by Sunny Thakkar LJH
Kensington|Unley

AGENTS

Sunny Thakkar
0420 635 055
sthakkar@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



nature trails, this home is also conveniently close to TAFE SA, Cardijn College, Marcellin Campus, and Centro Colonnades shopping.

Key Features:

- Generous 723 sqm block
- Three bedrooms with built-in robes
- Double garage plus off-street parking
- Rumpus / flexible living space
- Open-plan living and dining
- Outdoor entertaining with verandah and a pool
- Detached 2-room teen retreat with split-system air conditioning
- Workshop and additional carport

A home designed for comfort, flexibility, and family living.

AUCTION: Friday 14 November at 12:30pm onsite (USP) - Sold prior to Auction

CT: Volume 5303 Folio 460

Council: City of Onkaparinga

Council Rates: \$1,917.43 per annum (approx.)

Water Rates: \$179.65 per quarter (approx.)

Land Size: 723 square metres (approx.)

Year Built: 1986 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//y9FFnaS5ffuj>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

MORE DETAILS

Property ID	61HGFDJ
Property Type	House
House Size	289 m2
Land Area	723 m2
Including	Outdoor Entertaining Built-in-Robes

Sunny Thakkar 0420 635 055

Sales Associate | sthakkar@ljhkensingtonunley.com.au

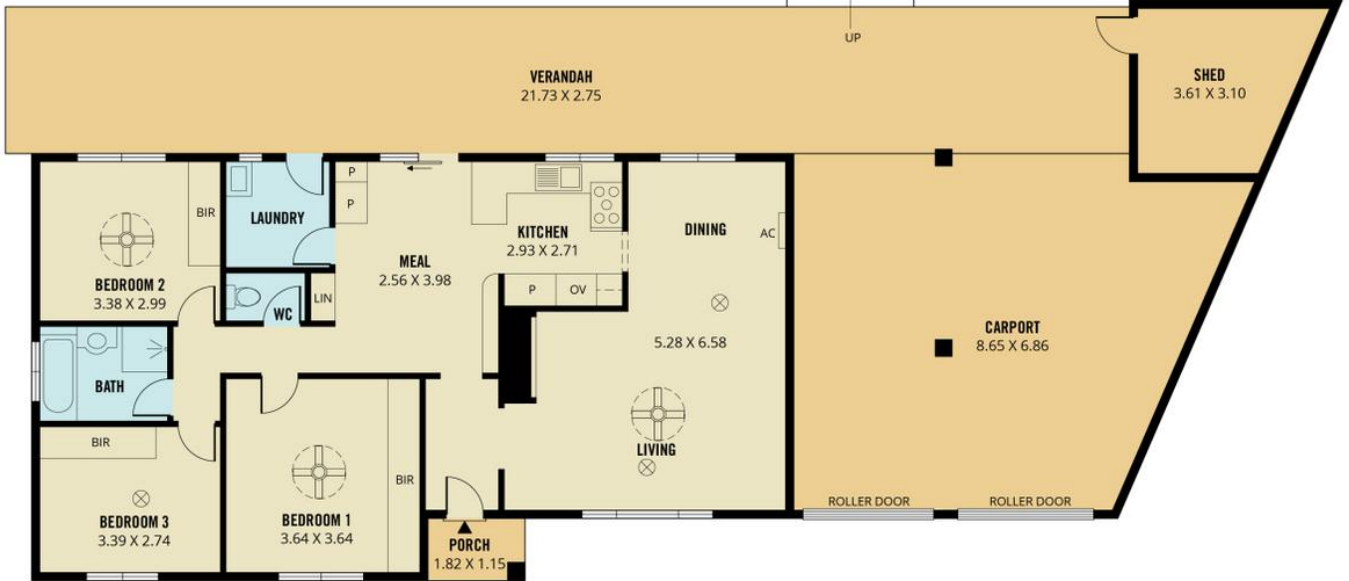
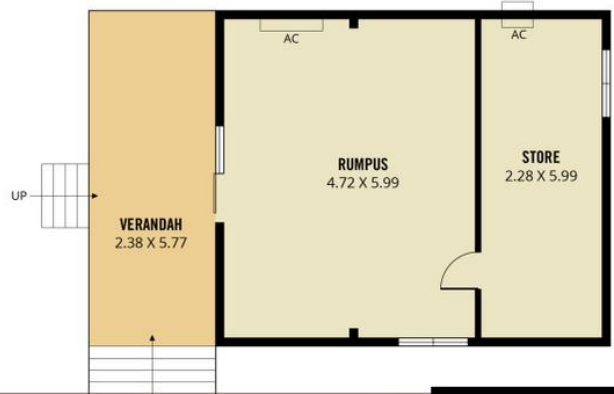
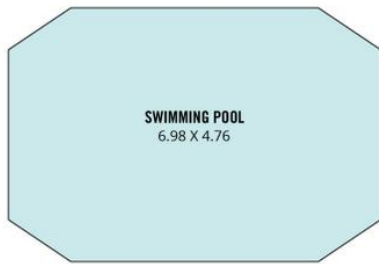
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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