



10/35 Sturt Lane, Onkaparinga Heights

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Modern Living, Effortless Style

Discover the perfect blend of contemporary design and low maintenance living in this beautifully presented, modern home. Boasting a neutral palette, sleek finishes and a functional layout, this property is an exceptional find for first home buyers, downsizers or savvy investors looking for a high quality addition to their portfolio.

From the striking street presence with its manicured garden to the light filled interiors, every inch of this home has been designed for comfort and ease.

Features You Will Love:

- **Spacious Bedrooms:** Three generous bedrooms, all featuring plush dark carpets. The master and secondary bedrooms offer large windows and sleek roller blinds for privacy.
- **Open Plan Living:** The heart of the home is the expansive open plan kitchen, dining and living area featuring beautiful timber look laminate flooring that flows seamlessly to the outdoors.
- **Chef's Kitchen:** A stunning contemporary kitchen equipped with dark cabinetry, an island breakfast bar and stainless steel appliances including an electric oven and cooktop plus dishwasher.
- **Designer Bathrooms:** The main bathroom features a deep soaking tub, a separate glass framed shower, and a modern vanity. A second separate toilet and an additional sleek ensuite add ultimate

FOR SALE
\$750,000-\$780,000

AGENTS

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AGENCY

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convenience.

- **Functional Laundry:** A dedicated laundry room with ample bench space and direct external access.
- **Climate Control:** Enjoy year round comfort with a fully ducted reverse cycle air conditioning system throughout the home.
- **Secure Parking:** A large, secure lock up garage with internal access for peace of mind.
- **Outdoor Ease:** A low maintenance backyard with a manicured lawn and paved area, perfect for weekend BBQs without the heavy gardening.

A Location That Has It All:

- **Situated on a peaceful lane** with minimal local traffic, you are perfectly positioned to enjoy the best of the South.
- **Nature & Views:** Enjoy the leafy, tranquil surroundings of the Onkaparinga hills.
- **Connectivity:** Easy access to the Southern Expressway makes commuting to the CBD or Flinders University a breeze.
- **Shopping & Leisure:** Minutes away from Colonnades Shopping Centre and the world class wineries of McLaren Vale.
- **Coastal Living:** Some of Adelaide's most beautiful beaches, including Christies Beach and Port Noarlunga, are just a short drive away.

This is a rare opportunity to secure a near new home in a high growth suburb. Simply move in and enjoy.

To submit an offer on this property visit this link:

<https://prop.ps/qtxFjZQWzjQX>

Property Details:

Council: Onkaparinga

Council Rates: \$1832.01pa

SA Water: \$705.20pa

Community Fees: \$686.60pa

House Size: 138 sqm

Land Size: 294 sqm

Year Built: 2024

For further information please contact Jarad Henry or Debbie Mundy.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID QC9GW0
Property Type House
House Size 138 m2
Land Area 294 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
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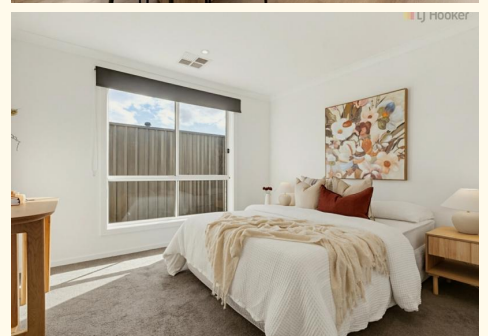
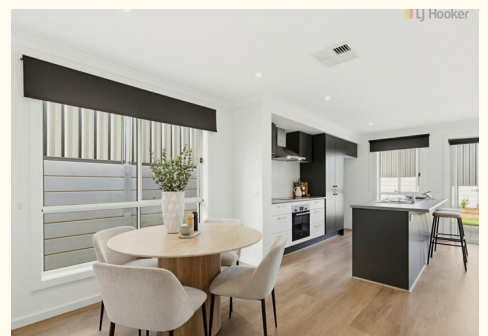
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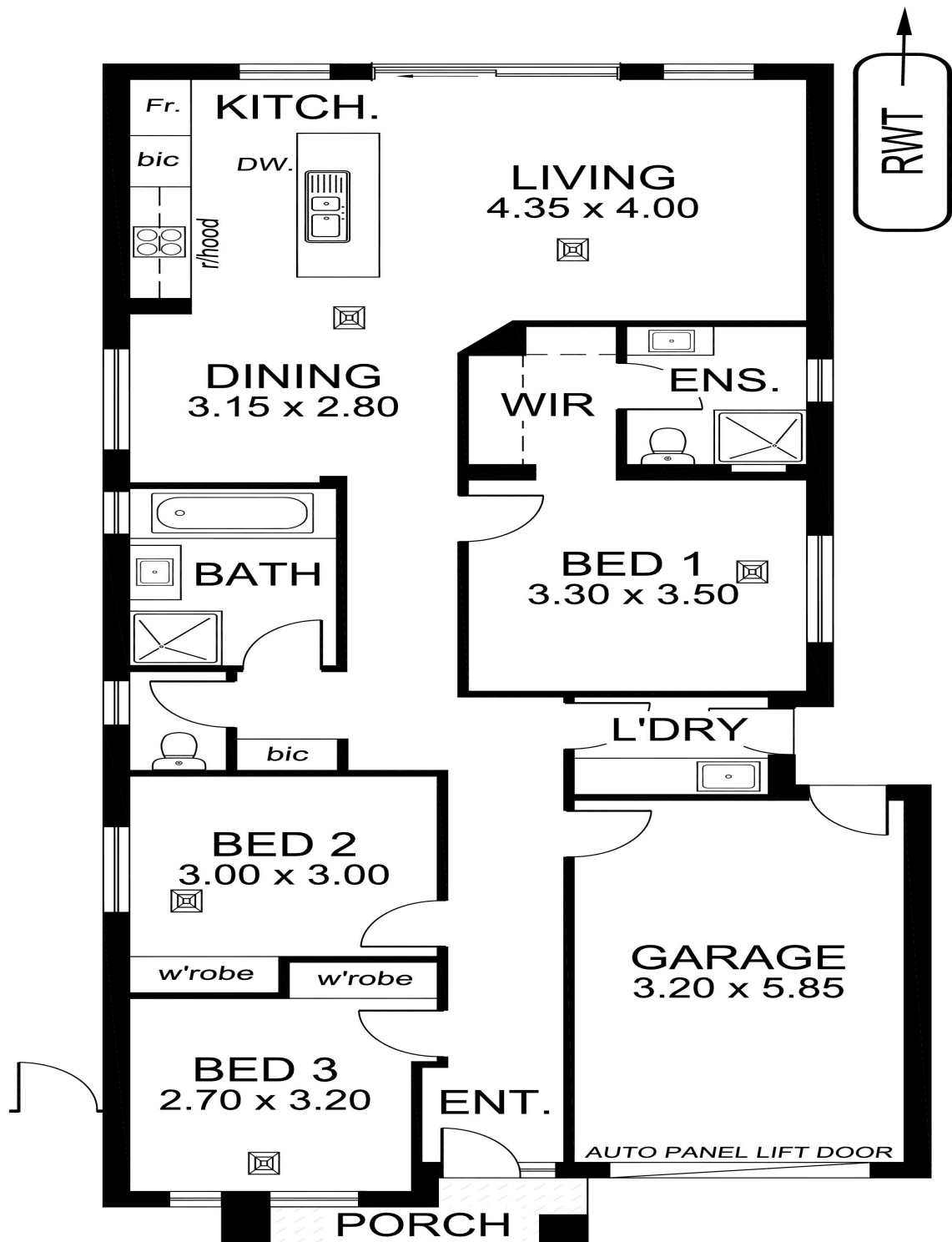
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TOTAL AREA:	138.79m ² /14.92sqs
(Estimate only)	(incl. porch & garage)

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