



11 South Point Street, Port Noarlunga South

Your Dream Luxury Home - No Waiting!

Move straight in—no construction delays, no waiting. Simply settle, relax, and enjoy.

Set on a generous and highly functional 445m² (approx) corner allotment, the home captures impressive views and a desirable sense of space.

Offering four well-proportioned bedrooms, each with built-in robes, the home is complemented by a stylish main bathroom and private ensuite, both finished with contemporary tiling and quality fixtures. Vehicle accommodation is well catered for with a double garage plus additional off-street parking for two vehicles.

Year-round comfort is assured with fully ducted reverse-cycle air conditioning, supported by an extensive solar system (10 KVA Solar Panels) with 20 KVA battery storage—delivering exceptional energy efficiency. Enjoy minimal electricity costs, with the added benefit of potential rebates contributing toward gas expenses.

Designed for modern family living, the home features a spacious open-plan dining and living area at the rear, centred around a

4  2  2 

FOR SALE
\$1,050,000 - \$1,150,000

VIEW
By Appointment

AGENTS
Rob Robinson
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AGENCY
LJ Hooker Marine Adelaide
08 8248 2000

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.

 **LJ Hooker**

generous island bench—perfect for casual dining and entertaining. The well-appointed kitchen includes quality appliances and a convenient butler's pantry.

Seamlessly extending from the interior, large sliding doors open to an undercover outdoor entertaining area beneath the main roof. This inviting space offers protection from the elements and showcases picturesque hills views, making it ideal for year-round enjoyment.

Adding further versatility is a substantial garden shed or studio, complete with an adjoining verandah—perfect for storage, hobbies, or a creative workspace.

Easy walking distance to Seaford Central Shopping Centre.
Close proximity to public transport and schools - All Saints Primary School, Seaford Secondary School.

More than just a residence, this property delivers a lifestyle of comfort, efficiency, and everyday luxury—your own private retreat to enjoy.

Specifications:

Council / Onkaparinga

Built / 2025

Land / 445m² (approx)

Council Rates / \$1680pa

SA Water / \$176.30pq

ESL / \$101.03 pa

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Please contact Rob Robinson on 0404 697 697 at LJ Hooker Marine Adelaide for further details.

Office RLA 276460

Agent RLA 276461

MORE DETAILS

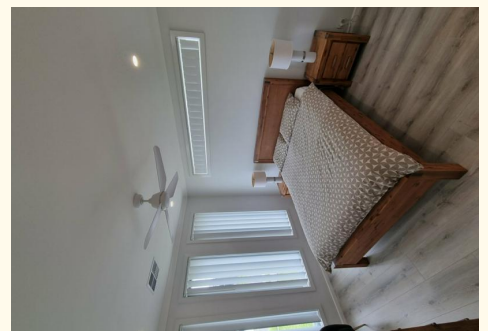
Property ID 2AJHQW
Property Type House
Including Ensuite
Ducted Cooling
Ducted Heating
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Remote Garage
Solar Panels

Rob Robinson 0404 697 697

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