



11 South Point Street, Port Noarlunga South

## Your Dream Luxury Home - No Waiting!




Move straight in&mdash;no construction delays, no waiting. Simply settle, relax, and enjoy.

Set on a generous and highly functional 445m<sup>2</sup>; (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 with battery storage&mdash;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**  
\$1,075,000 - \$1,125,000

**VIEW**  
Sat 16th May @ 1:00PM - 2:00PM

**AGENTS**  
Rob Robinson  
0404 697 697  
rob.robinson@ljhooker.com.au

**AGENCY**  
LJ Hooker Marine Adelaide  
08 8248 2000

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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&mdash;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&mdash;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&mdash;your own private retreat to enjoy.

**Specifications:**

Council / Onkaparinga

Built / 2025

Land / 445m<sup>2</sup> (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

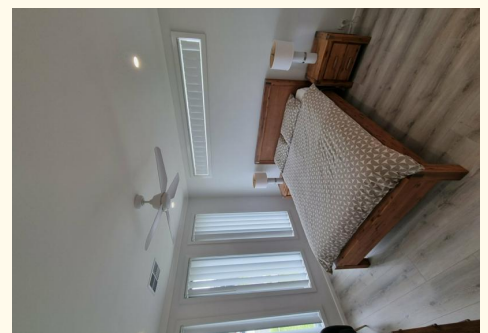
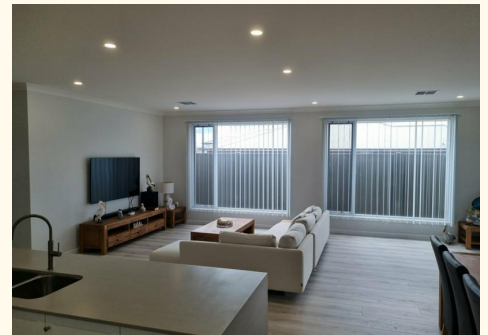
**Rob Robinson 0404 697 697**

Principal / Sales Consultant | [rob.robinson@ljhooker.com.au](mailto:rob.robinson@ljhooker.com.au)

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