

OC

19 Collie Avenue,
Port Noarlunga South



From the Owners - Insights & Extras

What first attracted you to this property?
Quiet tree lined, non-thoroughfare avenue. Large block. Close to beach. Close to bus stop. Close to schools. Close to shopping centre.

Why are you moving or selling?
Relocating to a small rural property, Willunga South.

What do you believe are the major benefits of living in or owning this property?
So much potential. Amazing location on the midcoast. Large block. A lot of work has been done in prep for large extension (approved plans available).

Have you completed any renovations or additions?
Outdoor entertaining area, large skillion pergola, enclosed front porch, commercial aluminium windows front of house, external walls insulated.

Where is the electricity box located?
Southwestern corner of house

Where is the hot water system located?
Western side of house

Is there air-conditioning or heating installed?
New ducted reverse cycle

What is the parking situation?
Carport with panel lift roller door, plus two parking spaces on driveway

What are the nearest transport links?
747/745 bus stop 1 minute walk. Seaford meadows train station 5 minute drive.

Is there any additional storage?
Bulkhead in workshop side of shed/ mancave

What inclusions are to remain with the property?
Cubby house, raised garden beds

Please note any other benefits or features of the property you would like to inform buyers about:
Approved plans for large open plan extension with family room, bedroom and bathroom. Shed divided into workshop and retreat, both with hot/cold water, retreat side fitted with split AC, ceiling lined with timber and has polished concrete floor. Stunning front succulent gardens. Fruit trees. Wide, paved side access.