

# OC

2/15 Rowley Road,  
Port Willunga



# From the Owners - Insights & Extras

What first attracted you to this property?

**Our Mother who was a gardener loved the backyard and the garden.**

What do you believe are the major benefits of living in or owning this property?

**Quiet and private property in a good street with wide footpath, kerb and guttering. Close to Aldinga Shopping Centre, Medical Centre, Schools, transport and access to Southern Expressway. Closeness to Port Willunga Beach and Star of Greece restaurant. Good healthy lifestyle, lovely backyard and garden with nectarine tree and shade in summer.**

Have you completed any renovations or additions?

**Have completed painting.**

Where is the electricity box located?

**Side of house.**

Where is the hot water system located?

**Back of house.**

Is there air-conditioning or heating installed?

**Air conditioning.**

What are the nearest transport links?

**Bus stop out front. Bus to Noarlunga, Seaford Train Interchange (15 minutes). Train to Adelaide City station (45 minutes). Proposed Seaford train line extension to Aldinga 2030.**

What is the parking situation?

**One car space in enclosed carport.**

Is there any additional storage?

**Built in wardrobes.**

Where are the roof access points?

**Manhole in bathroom.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**

Please note any other benefits or features of the property you would like to inform buyers about:

**The open plan of house with indoor and outdoor entertaining areas. Outdoor area at back of house lovely place to have breakfast in the morning sun.**