

**SOLD**

## PROPERTY MUST SELL - ALL REASONABLE OFFERS CONSIDERED

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 1 Lonsdale Court, Port Noarlunga South FOR SALE.

Positioned in a quiet cul-de-sac on approx. 394m<sup>2</sup> allotment is a cute, compact and quiet home perfectly positioned in the ever-popular Port Noarlunga South.

Only a quick 2-minute walk to the Seaford Primary School and located perfectly between the Beach and Commercial Road, this property is ideally positioned and priced for investors or downsizers.

Requiring some very minor cosmetic touches and love after being a long-term rental, the property has perfect bones only requiring some very minor love and TLC.

Blue Door Property Management estimates potential weekly rent to be approx. \$320 to \$340 per week as a rental property.

Additional features include:

- Open Large kitchen / meals area
- Modern kitchen with natural tones and finishes
- Provision for dishwasher
- Gas cook top / Electric Oven and stainless-steel range hood
- Timber floorboards throughout
- Wall mounted heating / cooling in living room
- Large raised timber deck with sunshade sail
- Small garden shed with outside shower area
- Gas Hot Water System

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

Thinking of selling and want to save around 20% to 30% in marketing and sales commission, please ring me to find out how.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$337,000

**OPEN FOR INSPECTION:**  
N/A



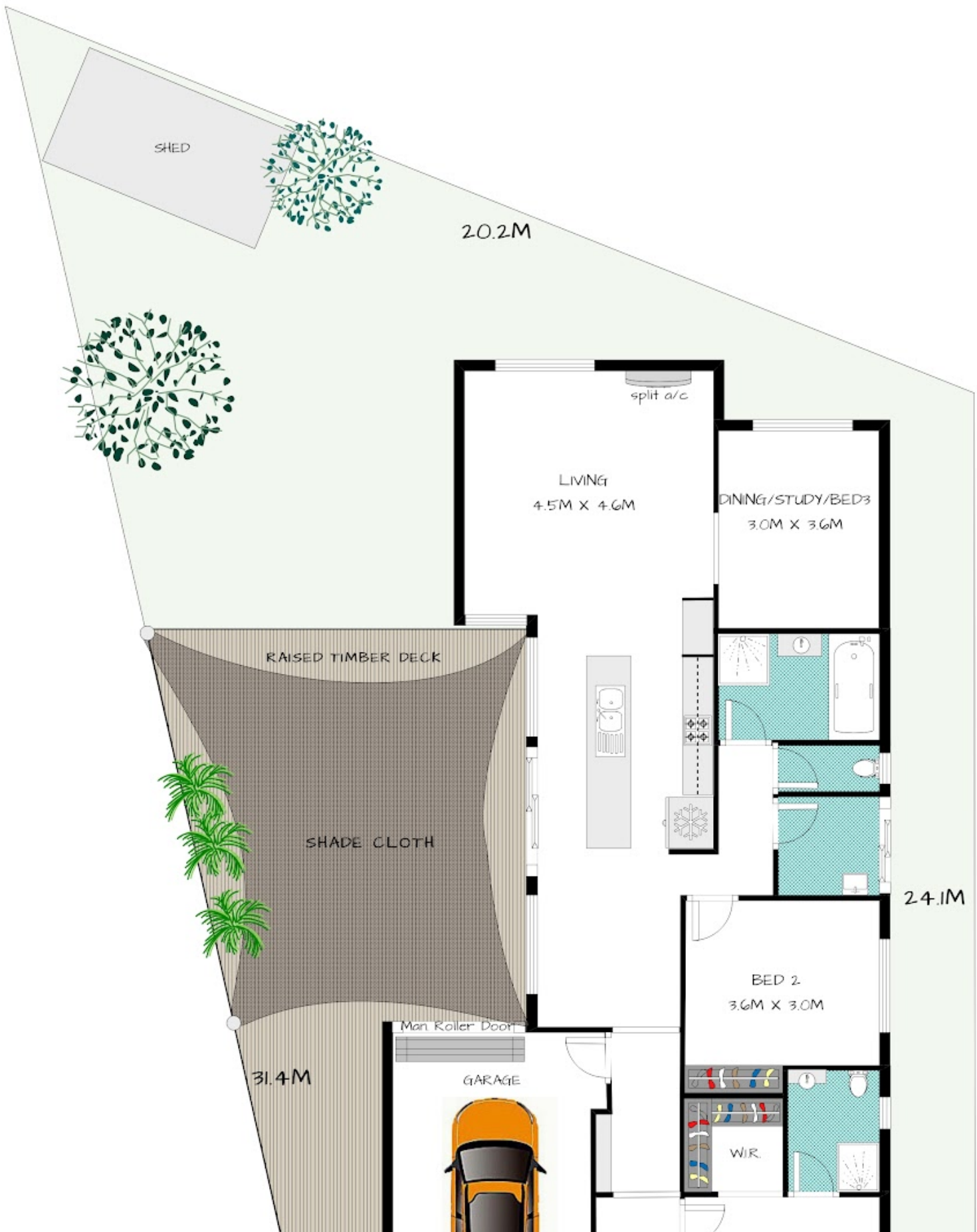
**Shane Magor**

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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whilst every care was taken, these measurements & illustrations are approximate & cannot be relied upon for any purpose

10.7M

1 LONSDALE COURT  
PORT NOARLUNGA SOUTH

