32 MCILWAINE CRESCENT **NOARLUNGA DOWNS**

@realty

FOR SALE

NEAT, CLEAN & TIDY 1ST HOME OR INVESTMENT

Fantastic opportunity to buy your 1st home in a family friendly location. This move in ready 3 bedroom home has an excellent floor-plan with loads of scope for updates, upgrades and renovation. There is a large yard perfect for a pool, an extension, a double garage or potential subdivision (STCC) giving this property tremendous flexibility both now and in the future.

This 3 bedroom home is situated in a high rental demand suburb close to major transport links and the Colonnades shopping centre making it potentially perfect as an investment option.

The U shaped kitchen boasts plenty of storage & bench space with gas cooking while being open planed to the dining & lounge rooms. The lounge room is air conditioned and a comfortable size for the whole family to kick back, relax, & enjoy the latest movie or catch up on recent offerings from Stan or Netflix.

All the bedrooms are carpeted for warmth with new curtains and led lighting to reduce electric bills. Bedrooms 1 & 2 are both generous in size with loads of room and feature built in robes.

A family friendly bathroom with shower, bath, vanity and separate toilet are located next to the laundry that provides outside access to the spacious rear yard. The yard includes a pretty basic pergola, garden shed and clothesline but the large grassed area offers a load of opportunities with plenty of room for children and / or pets while being large enough to add a pool, double garage or even extend the home itself!

At this price, we do not see this lasting long, get in quick to avoid disappointment!

3 BED | 1 BATH | 2 CAR

PRICE:
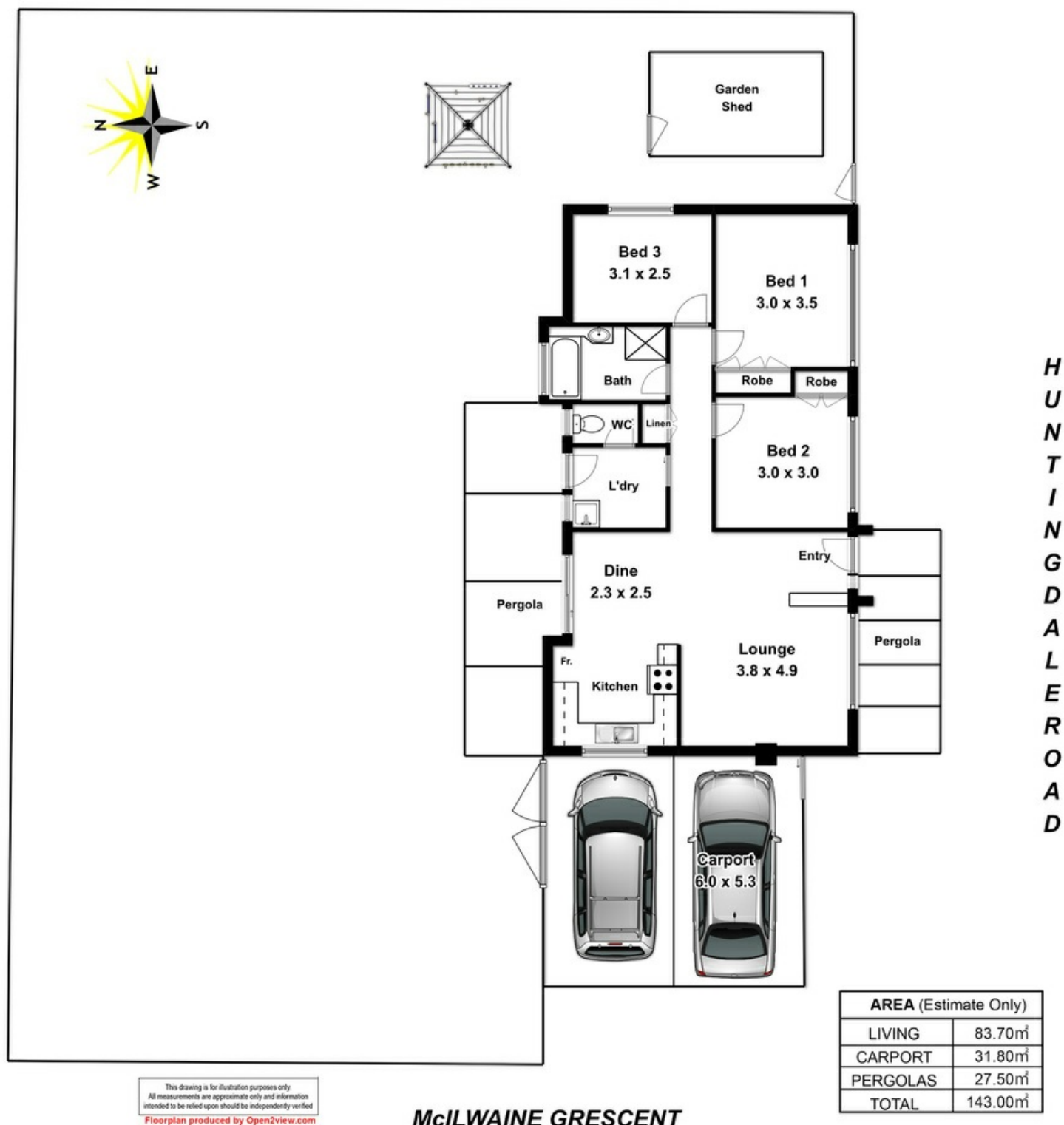$299,000 - $315,000

OPEN FOR INSPECTION:
N/A

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32 McIlwaine Crescent, NOARLUNGA DOWNS

E N S W

Garden Shed

Bed 3
3.1 x 2.5

Bed 1
3.0 x 3.5

Bath

Robe Robe

WC Linen

Bed 2
3.0 x 3.0

L'dry

Entry

Dine
2.3 x 2.5

Pergola

Pergola

Fr.

Kitchen

Lounge
3.8 x 4.9

Carport
6.0 x 5.3

H U N T I N G D A L E R O A D

AREA (Estimate Only)	
LIVING	83.70㎡
CARPORT	31.80㎡
PERGOLAS	27.50㎡
TOTAL	143.00㎡

This drawing is for illustration purposes only.
All measurements are approximate only and information
intended to be relied upon should be independently verified
Floorplan produced by Open2view.com

McILWAINE GRESCENT

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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