



7 Elba Court, NOARLUNGA DOWNS, SA 5168

Modern Comfort Meets Relaxed Living – Packed with Extras

Welcome to 7 Elba Court, Noarlunga Downs.

Tucked away in a quiet, family-friendly cul-de-sac, 7 Elba Court is a beautifully presented home offering the ideal blend of comfort, functionality, and outdoor charm. Whether it's entertaining under the patio, cooking with fresh herbs from the garden, or relaxing by the combustion heater, this home is ready to enjoy from day one.

Inside, the home features:

- 3 bedrooms: main with WIR, ensuite, split system & fan
- Bedrooms 2 & 3 with BIRs (bed 2 has roller shutter, bed 3 has shelf alcove)
- Spacious living with combustion heater, ceiling fan & split system
- Modern kitchen with new Westinghouse appliances, pull-out pantry & serving window
- 2 bathrooms with heat lamps (second shower barely used), laundry in bathroom 2
- 3 hallway storage cupboards

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183536

SALE DETAILS

\$699,000 to \$749,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Tristan Watt
0418 617 287

- 2 hardwired smoke detectors + 1 battery-operated

Outside offers:

- Undercover patio with fan & bar bench
- Fire pit zone, tool shed with deck & cubby house
- Established fruit trees: peach, apple, citrus, pomegranate, passionfruit, herbs
- Single garage, 2 clotheslines, doggy door, 2.1m fencing
- Solar hot water & NBN/5G connected
- Termite bait system in place (Southern Pest Control)

Location highlights:

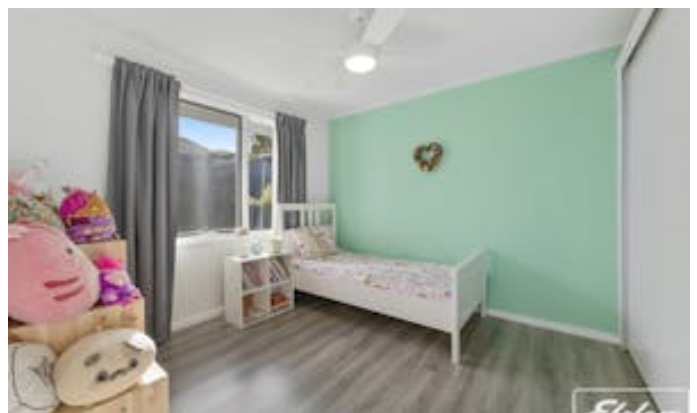
- Close to Colonnades Shopping Centre, Noarlunga Train Station & local schools
- 5 minutes to the beach & Port Noarlunga caf   strip
- Moments from scenic walking trails, parks, and the Southern Expressway

This is more than just a home â   it's an easy-care lifestyle in a peaceful, well-connected location.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 500.00 square metres
- Building Area: 96.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1









For Lease
7 ELBA COURT
NOARLUNGA DOWNS

Permanent Rental
Appraisal

- Are you looking to invest?
- Your future is our priority

REF RATE F&B

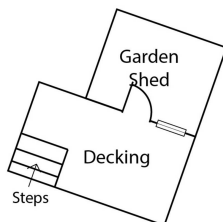
A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 248 of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12 point type.

7 Elba Court.



Living: 107.04 sqm
Ent. Area: 26.00 sqm
Carport: 31.04 sqm

Total: 164.08 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com