

# The Reef

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## Kauwi Release

House & Land



# Noarlunga

Live life your way

Lot 150 Kauwi Ave

Lots 163, 165 Norlongga Blvd

A sanctuary of natural light and air, The Reef is designed for those seeking low-maintenance living and the freedom to enjoy the coastal charm and natural wonders surrounding Noarlunga.

The ground level focuses on function and easy living, with the master bedroom offering a spacious walk-in robe and private suite for a quiet retreat from the main family hub upstairs. A double garage provides secure internal access, alongside a European laundry and convenient powder room for guests.

Upstairs, an expansive open-plan living and dining area flows to a spacious private balcony, all connected to the gourmet kitchen with a walk-in pantry. Two generously sized bedrooms and a central bathroom complete this level.

Nestled in Noarlunga, you are minutes from Christies Beach, Colonnades and McLaren Vale.

# Lots 150, 163, 165

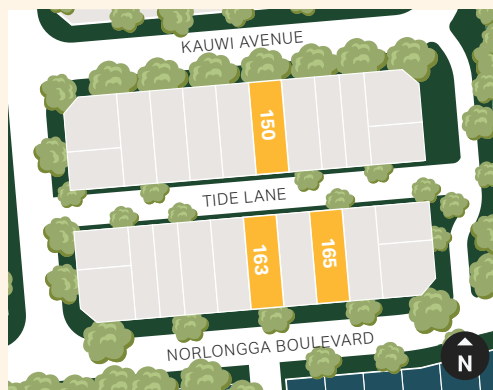
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## Key Features

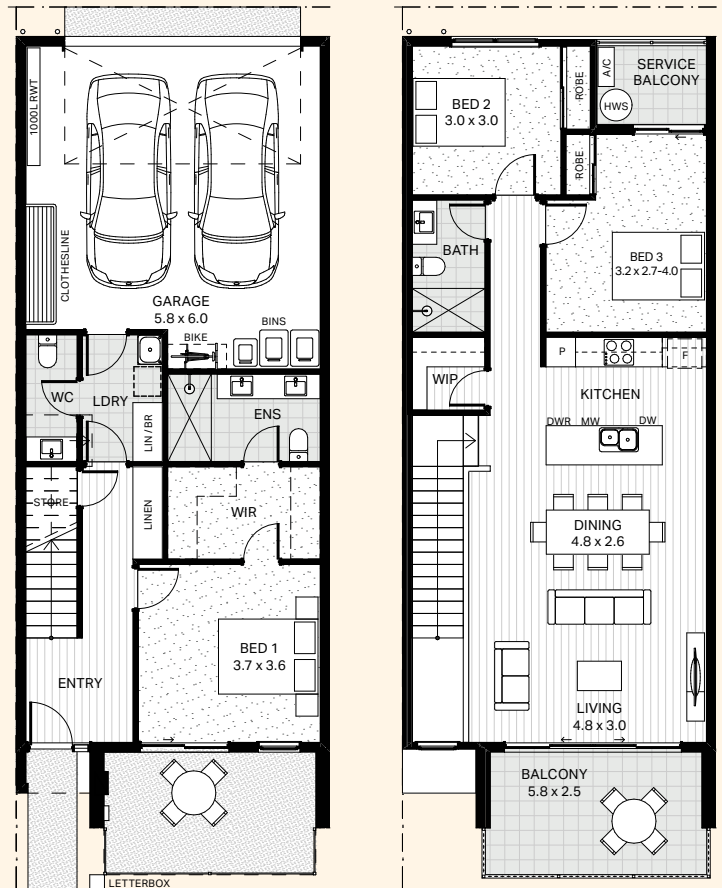
- Ground-floor master suite with walk-in robe and ensuite
- Timber laminate flooring to living areas and plush carpets to bedrooms
- Custom-designed joinery throughout
- Black and stainless steel appliances
- Wall-mounted split-system air conditioning to the living room
- Solar included
- Electric heat pump hot water system
- Automatic panel-lift garage door with convenient rear lane access
- External letterbox
- Choice of colour schemes, selections and upgrades available

## Area Size

Ground Living	52.45m <sup>2</sup>
Upper Living	88.77m <sup>2</sup>
Balcony	11.89m <sup>2</sup>
Service Balcony	4.38m <sup>2</sup>
Garage	40.99m <sup>2</sup>
<b>Total</b>	<b>198.48m<sup>2</sup></b>
<b>Land size</b>	<b>115m<sup>2</sup></b>



TIDE LANE



GROUND FLOOR

FIRST FLOOR

Floorplan and render are of Lot 163



1800 965 250

[info@livenoarlunga.com.au](mailto:info@livenoarlunga.com.au)

[livenoarlunga.com.au](http://livenoarlunga.com.au)

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