



37 Ellis Avenue, Morphett Vale

Relaxed Everyday Living with Space & Peaceful Surrounds

Tucked away in a peaceful and highly sought-after pocket, this beautifully maintained 1984-built home delivers comfort, lifestyle, and everyday convenience. Offering a generous 20.7m frontage and free of any easements, it's an ideal opportunity for first home buyers, downsizers and investors looking to secure a quality property in a desirable setting.

Backing directly onto a serene reserve, the home invites you to slow down and enjoy the calm - whether it's morning walks, listening to the birds or simply soaking in the privacy and greenery right at your back fence.

Inside, you'll find three well-sized bedrooms, each complete with built-in robes, ceiling fans and roller shutters, providing comfort, practicality and peace of mind. The inviting lounge room, featuring a cosy gas heater, sets the scene for relaxed evenings and quiet nights in.

At the heart of the home sits a central kitchen designed for easy living, equipped with a gas cooktop, oven, dishwasher, and excellent storage - perfect for both everyday meals and casual entertaining with family and friends.

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FOR SALE
\$730,000 - \$780,000

VIEW
Sun 14th Jun @ 11:00AM - 11:30AM

AGENTS
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Year-round comfort is taken care of with evaporative air conditioning, while the addition of a 5kW (approx.) solar system and 5kW (approx.) battery helps support a more efficient, energy-conscious lifestyle.

A thoughtful addition is the second toilet located in the laundry, adding extra convenience for busy households and visiting guests.

Step outside and discover a spacious, well-kept backyard designed for easy outdoor living. The undercover entertaining area is perfect for weekend BBQs, relaxed afternoons, or catching up with friends while the kids and pets enjoy the open lawn in a secure, private space. Completing the home is secure undercover carport parking, adding everyday practicality.

Features you will love:

- Three bedrooms, all featuring built-in robes ceiling fans and roller shutters
- 20.7m street frontage with no easements
- Central kitchen with gas cooktop, oven, dishwasher and plenty of storage
- Ducted evaporative air conditioning
- Lounge room with gas heater
- 5kw (approx.) solar panel system with 5kw (approx.) battery providing energy efficient living
- Second toilet in laundry for added convenience
- Spacious backyard with undercover entertaining
- Garden shed
- Undercover carport
- NBN Connection

Situated in the highly sought-after suburb of Morphett Vale, the property is close to local schools, shops, parks and public transport, with convenient access to major roads and the Southern Expressway. It's also only a short drive to beautiful southern beaches and essential amenities, offering a great balance of everyday convenience and lifestyle appeal.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

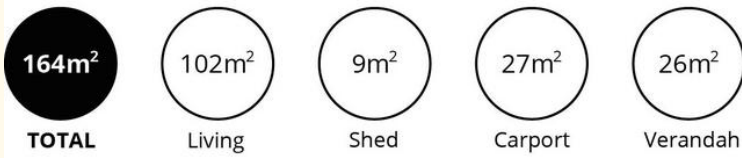
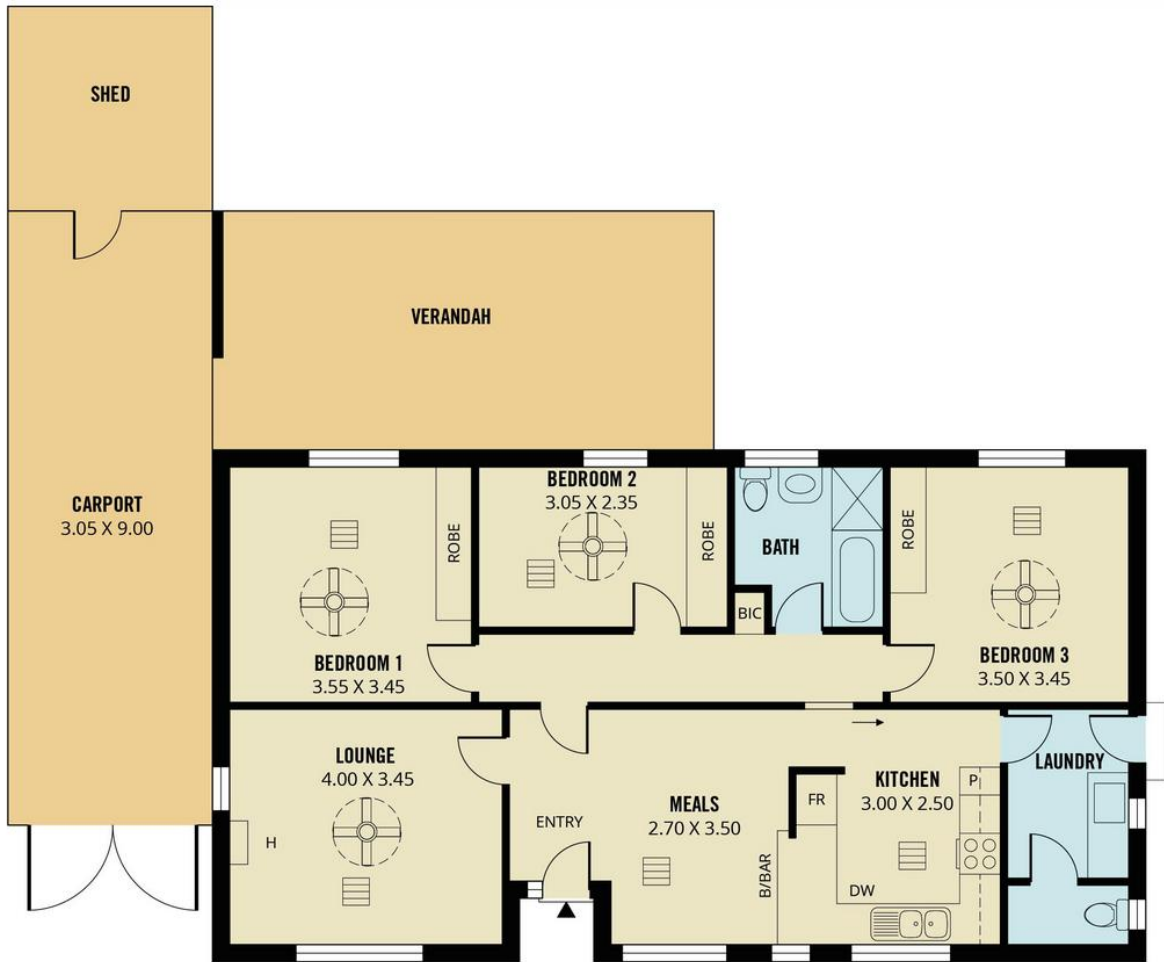
Property ID 2DEQGJU
Property Type House
House Size 111 m2
Land Area 610 m2
Including Evaporative Cooling
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Solar Panels

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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