



19/111 Morphett Road, Morphettville

Spacious, Updated Unit Offering Peace and Privacy

Best Offers By Tuesday 18th November @ 3pm




This three-bedroom homette is quietly positioned at the rear of the complex, set back from the main road for added privacy. Featuring modern updates and a private courtyard, it offers comfortable living just a short drive from shopping facilities, public transport, and local parks.

The modern kitchen is sure to impress, featuring quality appliances, ample bench space, and plenty of storage. The conveniently located laundry adjacent to the kitchen with direct access to the backyard.

The three bedrooms are well-sized and two include ceiling fans for year-round comfort, while the updated bathroom also provides generous storage.

Entertain with ease in the private courtyard, complete with a paved seating area, and a handy garden shed. Off-street parking is available with a single carport with roller door

Whether you're starting out, slowing down, or investing, this property

3  1  1 

FOR SALE
\$671,200

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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**

delivers modern comfort and easy living in a fantastic location.

Enjoy a lifestyle of convenience and connection, perfectly positioned between the city and the coast. The Sturt River meanders just behind the property, with lush green open spaces nearby, including Kellett Reserve and a vibrant community garden. Stroll to the local IGA, cafés, and eateries-all just moments from your doorstep. Getting around is effortless, with a bus stop close by and trams offering a direct route to the CBD. Or take Anzac Highway straight into the city or down to the beach to experience the very best of Adelaide living.

Key Features

- Spacious lounge room with ceiling fan
- Modern kitchen boasting quality appliances and plenty of cupboard and bench space
- Laundry positioned adjacent to the kitchen with direct backyard access
- Three good sized bedrooms, two include ceiling fans
- Modern bathroom with a separate WC
- Private courtyard with a garden shed for additional storage
- Carport with roller door for off-street parking
- Ducted reverse cycle air conditioning

Specifications

Title: Strata Title

Year built: c1979

Council: City of Marion

Council rates: \$1,289.51pa (approx)

ESL: \$109.30pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

- Some photos used were taken when the property was vacant, and the property may vary from what is depicted.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	Y14HDM
Property Type	Unit
Including	Air Conditioning
	Carpeted
	Close to Shops
	Close to Transport

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Sales Executive | dragan@ljhooker.me

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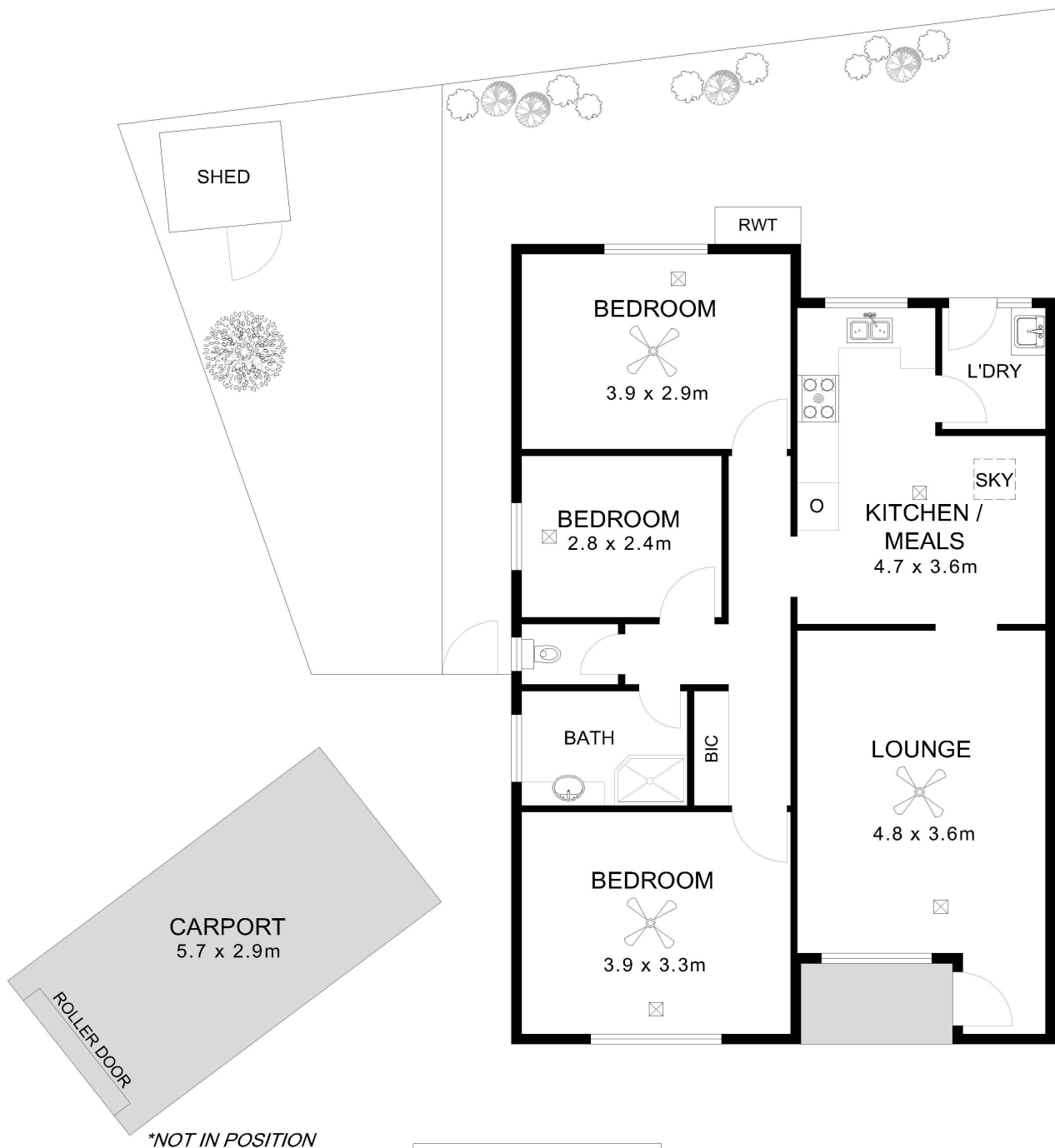
Principal | justin@ljhooker.me

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206A Henley Beach Road, TORRENSVILLE SA 5031

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Approx Gross
 Living = 82m²
 Carport = 17m²
 Porch = 3m²
 Total = 102m²

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For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography