

3 Morsby Street, Mount Barker

## Modern Living in a Convenient Lifestyle Location

Fabulous opportunity! This well-presented two-storey townhouse offers low maintenance living with a practical floorplan and a location close to everyday amenities and recreational facilities.

Upstairs comprises three bedrooms, all complete with built-in robes, including the master bedroom with ensuite. A centrally located 2-way bathroom services the remaining bedrooms, providing both functionality and convenience.

Downstairs features a light-filled open plan kitchen, meals and family area that flows seamlessly out to the private courtyard - perfect for relaxing or entertaining guests. The home also offers the convenience of a garage with internal access along with a valuable third toilet and vanity on the lower level.

Ideally positioned close to public transport, Woolworths shopping centre, walking trails, playground, tennis courts and BBQ facilities, this is an excellent opportunity for first home buyers, downsizers or investors seeking an easy to maintenance property in a convenient location.

3  2  1 

**FOR SALE**  
\$675,000

**VIEW**  
By Appointment

**AGENTS**  
Anna Locke  
0402 474 501  
alocke@ljhmtbarker.com.au

Phil Chapman  
0418 846 052  
pchapman@ljhmtbarker.com.au

**AGENCY**  
LJ Hooker Mount Barker  
(08) 8398 6300

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**

Currently rented at \$570 per week.

## MORE DETAILS

Property ID	14KEFDQ
Property Type	House
House Size	161.2 m2
Land Area	171 m2
Including	Ducted Cooling Toilets (3)

**Anna Locke 0402 474 501**

Sales Consultant | [alocke@ljhmtbarker.com.au](mailto:alocke@ljhmtbarker.com.au)

**Phil Chapman 0418 846 052**

Principal | [pchapman@ljhmtbarker.com.au](mailto:pchapman@ljhmtbarker.com.au)

**LJ Hooker Mount Barker (08) 8398 6300**

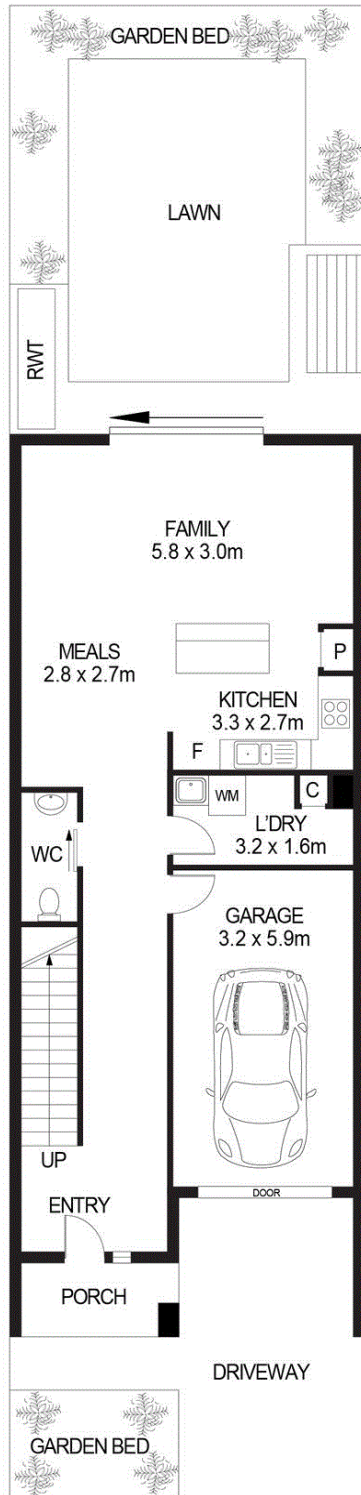
53 Gawler Street, MOUNT BARKER SA 5251

[mountbarker.ljhooker.com.au](http://mountbarker.ljhooker.com.au) | [office@ljhmtbarker.com.au](mailto:office@ljhmtbarker.com.au)

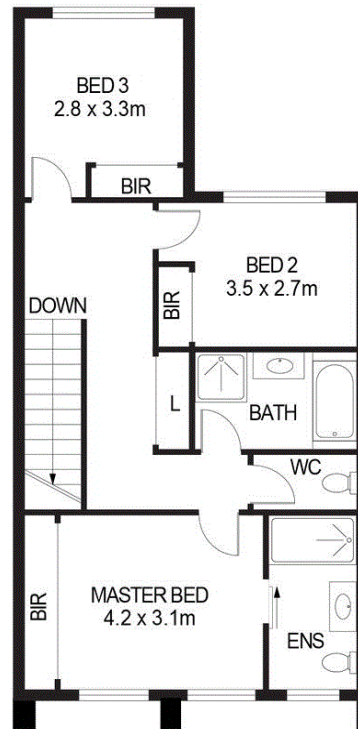


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GROUND FLOOR



FIRST FLOOR

APPROXIMATE DIMENSIONS	
LIVING:	138.4m <sup>2</sup>
GARAGE:	18.9m <sup>2</sup>
PORCH:	3.9m <sup>2</sup>
TOTAL:	161.2m <sup>2</sup>

**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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