

1/18 Hillier Road, Morphett Vale, SA 5162



Townhouse For Sale

Wednesday, 3 April 2024

1/18 Hillier Road, Morphett Vale, SA 5162

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jack Rowe
0435457380



David Ferrari
0431073140

Best Offer By 22/04 (USP)

Situated within the heart of Morphett Vale, this exemplary two-bedroom townhouse on Hillier Road presents a harmonious blend of contemporary design and functional living. The residence boasts a prime location in a sought-after neighbourhood, cherished for its proximity to local amenities and serene parklands. The townhouse is a showcase of impeccable craftsmanship, utilizing premium materials to create an abode of comfort and style. Its meticulous attention to detail is evident throughout the property. The townhouse offers an outstanding opportunity for discerning buyers valuing both quality and convenience and also presents as a great rental investment opportunity. The interior welcomes residents with a spacious open plan living, dining, and kitchen area, providing an ideal setting for relaxed living and sophisticated entertaining. The kitchen, a model of modern efficiency, features quality appliances, and an abundance of storage space. Two generously sized bedrooms complete the internal layout. Occupants will appreciate the townhouse's excellent condition, with off-street secure parking contributing to a lifestyle of ease and security.

Key features:- Master bedroom with built-in wardrobe and ensuite- Second generously sized bedroom with a built-in wardrobe- Spacious, open-plan living, dining, and kitchen area flooded with natural lighting- Highly functional kitchen equipped with quality appliances and ample amounts of storage- Central bathroom complete with a toilet, shower, and vanity- Internal laundry facilities for convenience- Secure parking with carport- Outdoor entertainment area for hosting gatherings- Air conditioning for year-round comfort- Close to local parklands for outdoor recreation- Nearby schools offering educational convenience- Close to shopping centres for retail and grocery needs- Proximity to public transport for commuting ease

Within close proximity to numerous schools and child cares such as, Morphett Vale Primary School, Sunrise Christian School Morphett Vale, Prescott College Southern, Southern Vales Christian College, Woodcroft College, Eden Childcare and walking distance to Flaxmill Primary School. Public transport is sure to be an absolute breeze not too far away from the Reynella Bus Interchange and Lonsdale Railway Station. There are multiple shopping facilities nearby such as Southgate Plaza, Woodcroft Town Centre, and Colonnades Shopping Centre, as well as plenty of parks and reserves such as, Callander Avenue Reserve, and Tangari Regional Park.

Specifications: Year Built / 2018 Council / City of Onkaparinga Council Rates / \$384 PQ Water Rates / \$206 PQ Strata Rates / \$438 PQ Rental Estimate / \$370 PW

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 advice. RLA 254416