

1/196 Morphett Road, Glengowrie, SA 5044



Unit For Sale

Wednesday, 12 June 2024

1/196 Morphett Road, Glengowrie, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



David Ferrari
0431073140



Tom McGarry
0437224888

Best Offer By 24/06 (USP)

This gorgeous two-level unit is located in the highly sought-after suburb of Glengowrie. Positioned well off Morphett Road, it offers a unique opportunity for comfortable living within a quiet group. The ground level welcomes residents with a spacious living room that radiates warmth and relaxation, setting the stage for a home that blends comfort with convenience. The thoughtful layout seamlessly integrates the open plan dining and well-appointed kitchen area, making it perfect for entertaining guests or enjoying quiet family meals. Ascending to the upper level, residents are greeted by two generously sized bedrooms, each boasting built-in wardrobes. Bedroom two further enhances the living experience by offering access to a private balcony, a great space for morning coffees. The unit offers all the right elements for first home buyers, downsizers and investors who are searching for effortless opportunity in a prime location.

Key Features:- Two generously sized bedrooms with built-in wardrobes- Open plan dining and living areas- Functional kitchen equipped with quality appliances- Internal laundry facilities with a separate toilet- Central bathroom on the upper level with full amenities- Private balcony off the second bedroom- Private courtyard ideal for entertaining- Secure off-street parking with a single carport- Air conditioning for year-round comfort- Close proximity to parklands, schools, shops, and transport options

Ideally situated within walking distance of public transport only steps from your front door, you'll be sure to embrace the convenient lifestyle on offer in Glengowrie. This is a true lifestyle location, merely minutes away from the pristine beaches of Glenelg, Glenelg South & Somerton Park, and just a short commute to Westfield Marion or Jetty Road Glenelg, providing immediate access to trendy café's, award-winning restaurants, and quality shopping to fuel the lifestyle of your dreams.

Specifications: Land Size / 127M² Year Built / 1985 Council / City of Marion Council Rates / \$294 PQ Strata Fees / \$674 PQ Water Rates / \$153 PQ

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.