

**107 Nilpena Avenue, Morphettville, SA 5043**



**Sold Townhouse**

Friday, 3 November 2023

107 Nilpena Avenue, Morphettville, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Scott Rowe

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Samuel Paton

**\$615,000**

Built in 2021, this two storey, Torrens Titled home, offers a stylish and convenient living experience that is sure to impress. Perfect for first home buyers and investors in a central location, it's a short 10-minute drive to the beach and the city, with easy access to tram, bus, and train stations. The open plan living area on the ground floor features floating floors and a modern kitchen with an island bench, dishwasher, and an induction stove top. There is a low-maintenance courtyard, perfect for outdoor meals in the warmer months. The spacious and well-designed layout is perfect for both relaxation and entertaining. Heading upstairs, you'll find two bedrooms, one with a walk-in robe and the other with a built-in robe, providing ample storage space for your belongings. The main upper-level bathroom is complemented by the convenience of an additional lower-level powder room and toilet. This home also boasts a neat laundry, a study nook, and a reverse cycle air conditioner for year-round comfort. Across the road, the Appleby Road Reserve includes a basketball court and fitness equipment along with easy access to the Sturt River Linear Park Trail, perfect for walking & cycling to Glenelg or Marion. Park Holme shopping centre and Westfield Marion are a short drive away as is the SA Aquatic Centre and the Marion outdoor pool. Less than 4km to the beautiful beaches of Glenelg and close proximity to quality schools including Immanuel College and Brighton High, you will love everything that this fantastic location has to offer! What we love:

- Open plan living area with floating floors
- Modern kitchen with dishwasher
- Master bedroom with walk-in robe
- Second bedroom with built-in robe
- Study nook
- Low-maintenance courtyard
- Reverse cycle split air conditioner
- Appleby Road Reserve across the road
- Access to Sturt River Linear Park Trail
- Close to SA Aquatic Centre and Marion outdoor pool
- Close to tram, bus, and train stations
- Less than 4km from the beautiful beaches of Glenelg

Disclaimer: 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.