

10B Lawson Avenue, Morphettville, SA 5043

NOAKES
NICKOLAS

House For Sale

Tuesday, 11 June 2024

10B Lawson Avenue, Morphettville, SA 5043

Bedrooms: 3

Bathrooms: 2

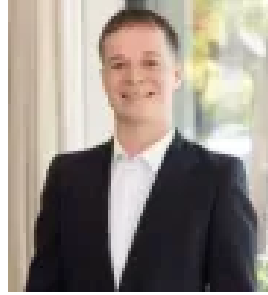
Parkings: 1

Area: 239 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0881663989

Best Offers By 24/6 (USP)

Best Offers By Monday 24th of June at 1pm (Unless Sold Prior). Step into a modern sanctuary nestled within the beautifully preserved suburb of Morphettville. This neatly presented home, built c2017, offers a seamless blend of contemporary features and coastal living. With its ultra-modern facade and striking curb appeal, this property boasts all the modern comforts one could desire. Ideal for families, downsizers, and professionals alike, this magnificent property is a testament to high-quality design. It caters to those who appreciate the finer things in life with its spacious open-plan living, home office potential, and an entertainer's heart in the form of a sleek kitchen. More to love: - Three generously-sized bedrooms- Ensuite bathroom for added comfort- Open-plan living enhances space and flow- Home office for its occupant's convenience- Modern kitchen equipped with stone benchtops, stainless appliances, dishwasher and a breakfast bar- Carpeted bedrooms for a cozy atmosphere- Large windows that ensure plenty of natural light- Landscaped gardens paired with an Alfresco setting for outdoor enjoyment- Rainwater tank for environmentally-friendly water usage- Fully tiled bathroom for easy maintenance- Ducted reverse cycle air-conditioning for year-round comfort- Single garage for secure off-street parking- Built-in robes for ample storage- Instant gas hot water system and a separate laundry- Automatic watering system for low-maintenance gardening- School zoning for Warradale Primary School and Hamilton Secondary College The location is the icing on the cake. You will find yourself in close proximity to the Marion Leisure & Fitness Centre and Marion Outdoor Pool, perfect for keeping active and enjoying time outdoors. Strappers Café and Coles Warradale are also nearby, ensuring your weekend brunches and grocery runs are never a hassle. This is truly an opportunity not to be missed. Land Size: 239sqm Frontage: 6.5m Year Built: 2017 Title: Torrens Title Council: City of Marion Council Rates: \$1535.02 PASA Water: \$163.23 PQES Levy: \$137.65 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.