

**11 Larrimah Road, Morphett Vale, SA 5162**



**House For Sale**

Wednesday, 21 February 2024

**11 Larrimah Road, Morphett Vale, SA 5162**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



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**\$595k-\$650k**

Please contact Craig Thomson and Andrew Robey from Magain Real Estate for all your property advice. Nestled in the heart of Morphett Vale, this delightful 3 bedroom, 1 bathroom home presents an ideal opportunity for families or savvy investors seeking comfort and convenience. With its prime location, spacious outdoor area, and proximity to essential amenities, this property encapsulates the essence of comfortable living.

**Key Features:**

- Location:** Situated in the sought-after Morphett Vale neighborhood, this residence boasts proximity to essential amenities. Just a stone's throw away, residents can enjoy the convenience of the local IGA Super Market, making grocery shopping a breeze.
- Solar Panel System with Inverter:** Embrace sustainable living and reduce energy costs with the installed solar panel system, contributing to environmental conservation and long-term savings.
- Evaporative Cooling Air-Conditioning System:** Experience efficient and eco-friendly cooling during warmer months with the evaporative cooling system, ensuring optimal indoor climate control and air quality.
- Spa Bath:** Indulge in luxury and relaxation with a spa bath, offering a tranquil retreat within the comfort of your own home.
- Property Size:** Spanning a generous block size of 581 m<sup>2</sup>, this property offers ample space for outdoor activities, gardening, and potential future expansions.
- Outdoor Entertaining:** The house features a spacious outdoor paved courtyard, perfect for hosting gatherings, barbecues, or simply enjoying alfresco dining with family and friends. The courtyard provides an inviting space for relaxation and entertainment, enhancing the overall lifestyle appeal of the property.
- Car Garage:** Convenience is further enhanced with the inclusion of a car garage, providing secure parking and additional storage space for vehicles, tools, or recreational equipment.
- Additional Features:**
  - Education:** Families will appreciate the proximity to educational facilities. Less than a 5-minute drive leads to the esteemed Lonsdale Heights Primary School, providing quality education for young learners. Additionally, Wirreanda Secondary College is conveniently located just over a 5-minute drive away, catering to the educational needs of older students.
  - Generous Living Areas:** Experience spacious and versatile living areas designed for modern family lifestyles, providing ample room for relaxation, entertainment, and everyday activities.
  - Study Nook:** Discover the flexibility of a potential study nook, offering a dedicated space for work, study, or creative pursuits within the comfort of your home.
  - Tool Shed:** Enhance functionality and organization with the addition of a tool shed, providing convenient storage for gardening tools, equipment, and other household items.

This charming family home in Morphett Vale encapsulates the essence of comfortable living, offering a harmonious blend of convenience, functionality, and lifestyle appeal. Whether you're a growing family looking for a new home or an astute investor seeking a promising opportunity, this property is sure to captivate your interest. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)