

118 Bray Street, Morphettville, SA 5043

HARRIS

House For Sale

Tuesday, 7 May 2024

118 Bray Street, Morphettville, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 633 m2

Type: House



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\$749k

Some will see a tired home. Others will see the untapped, priceless potential of it's 633sqm parcel with a front row seat to the boundless Morphetville Race Course, all just a short gallop from the metro coast. We can definitely picture a brand-new two-storey home (STCC) if you have tunnel vision for building something from the ground up in this surging suburb with countless conveniences on speed dial. Solidly built, the existing home is by no means a spent force, ensuring you - or your tenants - can appreciate its simple but flexible layout, functional retro-style kitchen and a separate rumpus that could be anything from an art studio to a decluttering storage room. For those who simply need to scratch their renovator's itch, its solid bones - and the room to extend into its deep parcel - make this C1940s abode a potentially rewarding project. Whether it's mid-week 'night owl' lawn bowls, a day at the races, kicks of the footy at Edwardstown Oval, bike rides to Glenelg or a night out on the town, Morphetville makes an enviable lifestyle between the sea and city a sure thing. Now what do you see? More to love: - Tightly held for decades - A chance to build on a large, deep parcel - Solid existing home with potential to renovate - Lock-up garage and off-street parking for multiple cars - Double brick construction - Parcel falls just short of sub-division requirements - but could potentially be approved by council (STCC)- Large separate laundry - Heating and cooling provisions - Metres from public transport - Just a 7-minute drive from the beach (Glenelg) and less than 20 from the CBD- Close to a range of schools, including Sacred Heart College and Edwardstown Primary School Specifications:CT / 5877/108Council / MarionZoning / GNBuilt / 1955Land / 633m2 (approx)Frontage / 13.82mCouncil Rates / \$1587.95paEmergency Services Levy / \$54.15paSA Water / \$89.93paEstimated rental assessment: \$550 - \$580 p.w (Written rental assessment can be provided upon request)Nearby Schools / Forbes P.S, Ascot Park P.S, Plympton International College, Warradale P.S, Hamilton Secondary College, Springbank Secondary CollegeDisclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409