

15 Nicolle Drive, Morphett Vale, SA 5162



House For Sale

Wednesday, 22 May 2024

15 Nicolle Drive, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 707 m2

Type: House



Adam Rice
0882928300



Samuel Paton
0882928300

Auction (USP)

Discover the potential of 15 Nicolle Drive, a prime piece of real estate located in the up-and-coming suburb of Morphett Vale. This property is a gem, especially for those with an eye for development opportunities. Situated in a General Neighbourhood Zone, it offers a substantial land size of 707 square metres (approx.) with an impressive 27-metre frontage (approx.), making it an ideal candidate for various development projects (STCC). The home itself features an open-plan living, dining, and kitchen area. With three bedrooms, a bathroom equipped with a separate shower and bathtub, and ample storage options, this property caters to both comfort and convenience. Step outside to find a large backyard that provides a blank canvas for potential space for further extensions. The double carport ensures secure parking, while an additional shed in the rear yard offers extra storage solutions. Education and amenities are conveniently close, with the property being zoned to Christies Beach High School, making it an excellent choice for families. Shopping and leisure needs are well catered for, with the Colonades Shopping Centre just a short drive away. For those who enjoy the beach, Christies Beach is also within easy reach, offering beautiful coastal escapes. Moreover, the proximity to the railway line ensures direct access to the CBD, making commuting a breeze. This home is more than just a property; it's a gateway to a vibrant and growing community, promising both immediate enjoyment and future potential. Don't miss out on this exceptional opportunity in Morphett Vale.

What we Love:

- Development potential (STCC)
- General Neighbourhood Zone
- Up-and-coming location in Morphett Vale
- Land size of 707sqm (approx.)
- Frontage of 27 metres (approx.)
- Open-plan living, dining, and kitchen
- 3 bedrooms
- Bathroom with separate shower and bathtub
- Large backyard
- Double carport
- Shed for storage in rear yard
- Zoned to Christies Beach High School
- Close to Colonades Shopping Centre
- Short drive to Christies Beach
- Nearby railway line with direct access to the CBD

Auction: Saturday, 8th June 2024 at 3.00pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.