

**16 Kooyonga Way, Morphett Vale, SA 5162**

**House For Sale**

Wednesday, 17 April 2024



16 Kooyonga Way, Morphett Vale, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



Scott Nowak  
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Luke Pocklington  
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**\$585,000 - \$610,000**

Nestled on a sprawling corner allotment within the tranquil confines of a quiet cul-de-sac street adjacent to the serene Waverley Way Reserve, this immaculately presented 3 bedroom, 1 bathroom home offers an exceptional living experience tailored for comfort, convenience, and seamless indoor-outdoor entertainment. As you step through the inviting entrance, you are greeted by a spacious and elegant formal living room. Flooded with natural light, this area provides the perfect setting for hosting guests and family gatherings. The heart of the home features an open plan design where the kitchen and family room merge effortlessly. The beautifully presented timber kitchen, equipped with ample cabinet space and a breakfast bar that overlooks the family room, ensuring that you're never far from the action. Flowing from the indoor space, the expansive covered outdoor entertaining area invites you to host memorable gatherings or simply enjoy quiet evenings surrounded by the beautifully manicured yard. This versatile outdoor space promises year-round enjoyment, protected from the elements, and offers a seamless transition from the comfort of indoors to the beauty of the outdoors. The home boasts three generously sized bedrooms, each offering a serene retreat and ample storage with built-in wardrobes. The master bedroom, in particular, is a highlight, showcasing extensive space and a picturesque view of the lush front garden. Set on a large corner allotment, the property features a meticulously maintained front garden that sets a tone of sophistication and curb appeal. Double garaging and additional drive-through side access to the rear yard provide ample space for vehicles and storage, complementing the lifestyle of convenience and ease. Living here places you adjacent to the peaceful Waverley Way Reserve, where the beauty of nature is just a few steps away. Enjoy the privacy of a cul-de-sac while being conveniently located near shopping centres, schools, and transport options, offering everything you need within easy reach. This property represents a unique opportunity for those seeking a blend of luxury, comfort, and convenience in a sought-after location. Whether you're entertaining guests in the expansive living areas, enjoying a family meal in the open plan kitchen, or relaxing in the lush outdoor space, this home offers an exceptional lifestyle awaiting your arrival. Explore the possibilities and make this your new haven - a place where memories are waiting to be made. Conveniently located close to Southgate Plaza and Woodcroft Town Centre shopping precincts, as well as Woolworths Morphett Vale, Woodcroft Library, Coorara Primary School, Prescott, Antonio Catholic School, Wirreanda Secondary School and Woodcroft College. Within close proximity to the Southern Expressway, making the drive to the Adelaide CBD, Flinders Medical Centre and Flinders University a quick and easy one. McLaren Vale, Willunga and the wineries of the Fleurieu are also only a short drive away. With realistic Vendor expectations this property will be sold, so call Scott Nowak 0412 567 212 or Luke Pocklington 0438 794 404 from Ray White Morphett Vale for more information or to arrange an inspection. RLA:262999 Want to find out where your property value sits within the current market? Have one of our experienced agents from Ray White Morphett Vale provide you with a market update on your home or investment. Call Scott Nowak directly on 0412 567 212 to book a Free Property Appraisal. Specialists in: Morphett Vale, Woodcroft, Reynella, Old Reynella, Happy Valley, Sheidow Park, Hallett Cove, Trott Park, O'Halloran Hill, Hackham, Hackham West, Huntfield Heights, Onkaparinga Hills, Christie Downs and Christies Beach. Ray White Morphett Vale, Number One Real Estate Agents, Property Auction Specialists, Sale Agents and Property Managers in South Australia. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions.