

2 Sanctuary Court, Morphett Vale, SA, 5162

Sold House

Wednesday, 21 June 2023



2 Sanctuary Court, Morphett Vale, SA, 5162

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jason Mills



Joshua Liebich

Rest, Nest or Invest

This neat and tidy villa offers an excellent opportunity to secure your first home, start your investment portfolio or live the lock-up-and-go retirement lifestyle. With abundant street appeal and a modern interior, there's nothing left to do.

Built by Sterling Homes in 2017, this delightful home offers timeless style and versatility. Inside, you will love the modern colour palette and practical tiled floors throughout the high-traffic areas.

At the heart of the home, the open-plan living and dining space offers plenty of room for modern living and entertaining. Sliding doors lead to the paved alfresco patio, perfect for summer BBQs and lazy Sunday brunches.

The central u-shaped kitchen will make cooking a dream with a gas cooker, large pantry, dishwasher and breakfast bar overlooking the adjacent dining area.

At the front of the house, the light-filled master bedroom provides a quiet escape from the hubbub of daily living. It features a generous walk-in robe and ensuite and is beautifully finished with plush carpet. The remaining two bedrooms have built-in robes and share the stylish yet practical three-way family bathroom.

Outside, the easy-care yard has a lush lawn area, perfect for kids and pets to play on while you relax on the sun patio.

You'll be comfortable all year round here with ducted heating and cooling, while the rooftop solar keeps the energy bills at bay. There is also a double garage with internal access for secure off-street parking and storage.

This little gem is perfectly positioned just a short walk from parks and playgrounds. Southgate Plaza and Noarlunga Colonnades are just a few minutes away as well as public and private schools. Just a ten-minute drive, you can enjoy the sunset at Port Noarlunga or walk along the Hallett Cove Boardwalk.

Why you'll remember 2 Sanctuary Court;
Stylish, easy-care home
Rooftop 6kw solar system
Master suite with walk-in robe and ensuite
Open-plan family living
Delightful kitchen with all the mod cons
Double garage with rear access
Ducted heating and cooling
Easy care garden with lawn irrigation system
Great location close to everything

Exquisitely presented, this is an excellent opportunity to buy your first home, start your investment portfolio or start living your retirement lifestyle. Call Jason Mills or Joshua Liebich for more information today.

Property Specifications:

Title: 6161/84

Council: City of Onkaparinga

Zoning: General Neighbourhood

Land Size: 385m2 approx

Council Rates: \$1,618.30 pa

ES Levy: \$245.75 pa

SA Water: \$146.65 pq

Easement: Yes - Electricity Supply

Encumbrance: Yes

Nearby Schools: Flaxmill PS, Christie Downs PS, Christies Beach High & Southern Vocational College

Rental Estimate: \$480 - \$500 per week

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

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