

22 Almond Grove, Morphett Vale, SA 5162

CENTURY 21

House For Sale

Thursday, 28 March 2024

22 Almond Grove, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 761 m2

Type: House



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\$675,000

Welcome to the perfect blend of comfort and convenience, nestled on a generous 761 SQM (approx.) corner allotment. This meticulously maintained home flaunts a seamless integration of classic charm and modern functionality. Boasting three well-appointed bedrooms and a pristine bathroom, this residence caters to both restful privacy and lively gatherings with ease. Step inside to find a living room that radiates warmth, where natural light dances across polished hardwood floors, and a neutral colour palette offers a canvas for your personal touch. The heart of the home, a spacious kitchen, comes equipped with stainless steel appliances and ample storage, making it an absolute joy for culinary enthusiasts. Adjoining the kitchen, a dining area with a view of the outdoors provides the perfect setting for memorable family meals. The outdoor area of the home is a versatile canvas with a 6m x 12m garage (with WC and formal approval in place for conversion to a Rumpus Room) that provides ultimate utility space for projects, hobbies, or storage, and could even transform into your very own workshop or studio. The yard is fenced, ensuring privacy and security for your loved ones, and is complemented by a low-maintenance garden and a cosy outdoor seating area. Zoned General Neighbourhood - GN, this corner allotment offers two-street access for potential future developments and subdivision opportunities (subject to required consents). The property's ideal location enhances its appeal, being conveniently situated near schools and shopping centres. For those who lead an active lifestyle, the vicinity offers direct access to the Coast to Vines bike trail, parks, and several gyms. This ensures that residents have easy access to both everyday necessities and recreational activities, making it a perfect blend of convenience and lifestyle opportunities.

PROPERTY FEATURES- Prime Location- 761sqm (approx.) corner allotment- Corner Lot- Rumpus Room (6m x 12m)- Main Bedroom (BIR, Fan, Reverse Cycle Heating/Cooling)- Separate Toilet- Family Dining- Updated Kitchen- Dishwasher- Instant Gas Hot Water- Laundry- Split System Heating/Cooling- Paved Outdoor Undercover Entertaining- Easy maintenance Gardens- Undercover Carport

To view your next home, investment, or development opportunity, contact Vin Sharma on 0467 777 998 or Simon Paterson on 0417 026 337.