

**22 Morland Avenue, Stonyfell, SA 5066**



**House For Sale**

Friday, 29 March 2024

22 Morland Avenue, Stonyfell, SA 5066

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1044 m2**

**Type: House**



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## Contact Agent

Auction Sat, 20th Apr - 12pm (usp) Two homes for the price of one make this a very valuable family haven in the foothills. This 1950's solid brick home has been extended to include a two-bedroom apartment above the garage. Perfect for extended family, a great home office or renting for extra income. The spacious six bedroom home is as valuable as it's superb setting. Multiple living areas, polished pine floors, modern upgrades, this home has loads of potential for further renovation and on an elevated block just over 1000sqm, will make this property hard to resist. Typical of Stonyfell, your big, sought-after slice of the East will come with glimpses of the city beyond and the spacious living room and patio invites you to catch them. If your family doesn't resemble the Brady Bunch in size, a study and rumpus room will remain as handy extras in a main home that brings everyone together at its light-filled heart. And it's at the heart where an expansive open-plan living/dining and kitchen with a built in stone fireplace and bookshelf, it also features a sleek kitchen with breakfast bar, dishwasher and glass splash backs. As for that apartment, it comes neatly presented with separate entry, a modern kitchen of its own, clothes washing facilities, temperature control, bathroom, dining/lounge room and the two bedrooms - one with walk-in robe. And that's why the apartment is a home in its own right - one that could reduce your mortgage much faster than you first thought. Valuable, indeed. What we love...- Zoned for Burnside Primary School and Norwood International High School, and just a short walk to St Peter's Girls' School. Pembroke School and Loreto College are very accessible.- Self contained apartment is disability accessible with ramps, shower and support rails- Very close to public transport and parks- Ducted reverse cycle heating and cooling throughout main home- Five spacious bedrooms- Built-in robes and generous dimensions to bedroom one - making it the likely master- Flexible floorplan offering multiple bedrooms or extra living areas- Security doors to all external entry spaces- Split system reverse cycle air and ceiling fan within apartment- Large storage area under patio- Automatic watering to easy-care gardens- Abundant bird life- 5 minute drive to Burnside Village and Norwood Shopping precincts- High side of the road With a little love and imagination this home is ready for anything a big family can throw at it. Inspection is a must! Please note - some of the pictures used within this listing were taken from the last time this home was on the market. The first 7 photographs are current. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403