

26A Cobham Avenue, Morphettville, SA 5043

NOAKES
NICKOLAS

Sold House

Thursday, 18 January 2024

26A Cobham Avenue, Morphettville, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 206 m2

Type: House



Simon Noakes
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Sophie Fry
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\$950,000

Chic, comfortable and undeniably high end, this 2022 executive residence by Blag Homes offers a winning location between the coast and the CBD in Morphettville. Offering three bedrooms, 2.5 bathrooms and two living rooms, plus an Alfresco, enjoy a contemporary lifestyle with easy access to the best of Adelaide. Behind a commanding two-storey façade, enter onto quality timber look floors and follow the hallway down to the ground floor main bedroom. Tranquil with sheer curtains and quality carpet, enjoy a walk-in robe and spacious ensuite bathroom with a large vanity and large walk-in shower. Emerge in the open plan living and take in a generous living space ideal for all seasons entertaining. A striking kitchen in charcoal and white will please the most meticulous of home cooks. Under inspired feature lighting enjoy a lengthy island bar, quality Bosch appliances including a gas cooktop, a tiled splashback, and a large walk-in pantry that flows through to the laundry. Embrace the lavish proportions of the dining and living to choose an oversized lounge setting and entertainer's dining, while floor-to-ceiling sheers hint at the Alfresco beyond. Brick paved and overlooking a lawn large enough for kids and pets, it's easy to imagine inviting over friends and family for a celebratory BBQ at home. Upstairs, a retreat makes for a perfect kids' lounge room, while two peaceful bedrooms present as light and airy sleeping quarters. Offering easy-care charcoal carpeting, more lush floor-to-ceiling curtains and considered storage, bedrooms two and three share use of a tranquil main bathroom with a feature vanity and basin, family-friendly bath and monochrome details. Beautifully finished and thoughtfully designed, this welcoming address will make a satisfying home for entertainers and families alike, with plenty of 'set and forget' appeal for the savvy investor. Surrounded by quality local schools, and moments to Marion Outdoor Pool and Marion Leisure & Fitness Centre, Hendrie Reserve and playground, and the many further reserves of this leafy suburb, there's plenty to occupy the family or those who live an active lifestyle. Located close to the beautiful suburban coastline, nip down to Brighton or Glenelg for a post-work swim, or enjoy morning walks along the endless esplanade, settle in for a fulfilling lifestyle and a memorable next chapter in Morphettville. More features to love:- Reverse cycle ducted A/C throughout- Double garage with auto panel lift door and further off-street parking- Ground floor guests' powder room- Well-sized private and irrigated lawn and 1000L rainwater tank- Rinnai hot water system- Set between the everyday shopping convenience of Westfield Marion, Castle Plaza and Woolworths Glenelg,- Zoned to Hamilton Secondary College, easy access to Immanuel College, Ascot Park and Warradale primary schools and within the catchment area for Oaklands Estate Kindergarten- Close to buses along Hendrie Street and Morphett Road plus Marion Railway Station- Under 3km to Westfield Marion, just 3km to the coast and 7.5km to the Adelaide CBD Land Size: 294sqm Year Built: 2022 Title: Torrens Council: City of Marion Council Rates: \$1773.21 PASA Water: \$177.05 PQES Levy: \$151.30 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.