

**285 O'sullivan Beach Road, Morphett Vale, SA 5162**

**HARRIS**

**House For Sale**

Monday, 8 January 2024

285 O'sullivan Beach Road, Morphett Vale, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

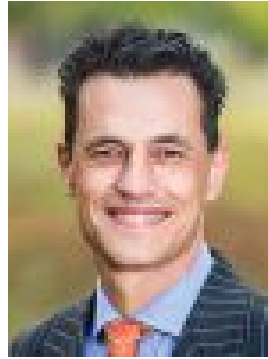
**Parkings: 3**

**Area: 691 m2**

**Type: House**



Sam Johns  
0437885776



Guy Barrett  
0405663406

**\$469k-\$499k**

Best Offers By 12pm Tuesday 23rd January 2024 (Unless Sold Prior) Have you been searching for a significant yet affordable address in the booming southern suburbs with an easy reach to the CBD, coastlines, and vineyards of the breathtaking Fleurieu Peninsula? This is your chance to acquire a prized piece of land with absolutely everything on your doorstep... From public transport, quality schooling and every imaginable shopping amenity, the convenience and opportunity offered by this 691sqm parcel is second to none. Taking pride of place, the immaculately presented, solid brick residence presents a three-bedroom footprint to make your own - perfectly comfortable to immediately reside, rent out or renovate - or plan that future new build of your dreams. Each three bedrooms offer either built-in robe, ceiling fan or separate air conditioning system, whilst the spacious living room is the go-to for cosy movie nights in front of the gas heater. Overlooking the north-facing verandah, the kitchen grants an ideal connection to outdoor entertaining, along with a quality updated freestanding gas cooktop/oven. An ample expanse of lush lawn is the focus of both front and back gardens, providing all the space for summer BBQs, games of backyard cricket or the addition of a modern extension or swimming pool (STCC). Tradies and off-roaders will rejoice in the offerings of a secure carport behind roller door, double garage, storeroom and shed - promising to safely harbour your vehicles, boat, power tools and hobby equipment. Lovers of outdoor recreation are also catered for with Gloria Park and playground over the back boundary, whilst you're placed mere moments from the pristine sands of O'Sullivan Beach and the world-renowned wineries of McLaren Vale and beyond... Even more to love:

- Spacious Torrens-titled allotment
- Separate bath & toilet
- Durable carpets throughout
- Multiple R/C air conditioning units
- Ceiling fans
- Zoned for Wirreanda Secondary School
- Bus stop on your doorstep
- Less than 30-minutes to the CBD via Southern Expressway

Specifications: CT / 5240/956 Council / Onkaparinga Zoning / Housing Diversity Neighbourhood Built / 1967 Land / 691m<sup>2</sup> Council Rates / \$1,587pa SA Water / \$153pq ES Levy / \$115pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Reynella South P.S, Flaxmill School P-6, Morphett Vale P.S, Pimpala P.S, Morphett Vale East School, Wirreanda Secondary School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409