

29B Columba Street, Morphett Vale, SA 5162

Tanner

House For Sale

Thursday, 14 December 2023

29B Columba Street, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Simon Bec Tanner
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Adam Timms
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\$520,000-\$570,000

Impeccably constructed and completed in 2019, this exceptional three-bedroom townhouse exudes an air of sophistication. Its northern orientation graces the kitchen, dining, and family room with abundant natural light, seamlessly extending to an alfresco entertaining space. The ideal investment with exceptional tenants enjoying the location and looking after the property. The discerning design is a testament to luxury, featuring lofty 2.7-meter ceilings, oversized doors, opulent stone benchtops, floor-to-ceiling bathroom tiles, and the convenience of zoned ducted reverse cycle heating and cooling. Privilege the master bedroom's location on the ground floor, affording tranquillity and privacy. This sanctuary boasts extensive built-in robes and a contemporary ensuite. Meanwhile, upstairs, two additional bedrooms adorned with built-in robes share a generously proportioned modern bathroom complete with a bath and separate shower. Downstairs, a third toilet and powder room cater to guests' comfort during social gatherings, ensuring they won't navigate stairs unnecessarily. Thoughtful spatial utilization throughout this townhouse ensures the utmost comfort and convenience for you and your family. Enhancing security and convenience, an electric panel door garage with internal access keeps you dry on rainy days and grants access to the backyard. A comprehensive security system provides year-round peace of mind. The open-plan kitchen, resplendent with stone benchtops, a four-burner gas cooktop, double sink, and dishwasher, invites culinary creativity. Flowing effortlessly from the kitchen is the luminous and welcoming family room, offering sliding door access to a paved alfresco entertaining area. Features to admire & cherish: - NBN 5 Cat wiring - Elegant down lighting - Recently revitalized park and playground just opposite - A short 5-10 minute drive to the pristine Adelaide beaches and Noarlunga Jetty - Conveniently located just moments away from Colonnades shopping, Beach Road's cafes, and restaurants - Separate laundry Perfectly suited for homeowners seeking enduring quality and an intelligently designed floorplan, this property enjoys an enviable location, close to a plethora of amenities. Alternatively, it presents a compelling opportunity for astute investors, with its depreciation benefits and excellent long-term rental potential, consistently attracting high-calibre tenants to this remarkable townhouse. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon & Bec Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 6189-268 Council | City of Onkaparinga Zoning | Z2102/General Neighbourhood Built | 2017 (completed in 2019) Land | 255m² (Approx.) Council Rates | \$1,687.38 p.a. ES Levy | \$123.30 p.a. S.A. Water | \$74.20 p.q. Sewer | \$79.50 p.q. Title | Torrens