

**31 Tina Way, Morphett Vale, SA 5162**



**House For Sale**

Thursday, 16 November 2023

**31 Tina Way, Morphett Vale, SA 5162**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



John Lewis  
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Nick van Vliet  
0416088556

**\$599k - \$658k**

Offers Close Tue, 28th Nov - 3pm (usp) Immerse yourself in the comfort and tranquility of this conventional home neatly tucked away at 31 Tina Way. Built in 1993, this well-maintained property conveys a subtle charm that perfectly suits families, investors, and first-time homebuyers looking for an upgrade in a serene neighbourhood. Enveloped by a beautifully landscaped garden, this family residence offers three bedrooms, including a master suite with a newly renovated ensuite. The flexible floor plan provides ample space for relaxation, with multiple living zones seamlessly flowing from one area to another. A south-north parcel enhances the home's curb appeal, gifting it with an abundant inflow of natural light throughout the day. The heart of the home lies in its modern, open-plan kitchen, intuitively designed with an island for easy meal prep, a dishwasher for convenience, a gas cooktop for precision cooking, and a free-standing oven for baking your favourite recipes. Adjacent to the kitchen is a stunning pergola, perfect for alfresco dining or quiet contemplation amid the whispering leaves and the chirping of native birds. What We Love About The Property; Indoors; • Evaporative cooling and gas heating for year-round comfort • Spacious built-in robes and a walk-in robe for ample storage

Outdoors; • Double Garage with rear access and additional parking for 4 cars • A shed for extra storage space or hobby activities Services; • Mains power, water, sewer and gas • 5 KW Solar System to minimize power bills • Instant gas hot water system for efficiency • An alarm system for added security One of the prime advantages of this property is its proximity to key amenities. It's nestled in a peaceful street close to quality schools, bustling shops, and accessible public transport, making everyday living hassle-free and enjoyable Certificate of Title - 5126/700 Council - Onkaparinga Zoning - GN - General Neighbourhood Year Built - 1993 Land Size - 585m<sup>2</sup> Total Build area - 207m<sup>2</sup> Council Rates - tba SA Water Rates - tba Emergency Services Levy - tba Ouwens Casserly - Make It Happen™ RLA 275403