

33 Appleby Road, Morphetville, SA 5043

HARRIS

House For Sale

Thursday, 15 February 2024

33 Appleby Road, Morphetville, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 305 m2

Type: House



Lincoln Marshall

0407774669

\$875k-\$925k

Best Offers By 1pm Monday 4th March
Casting a striking two-storey figure overlooking the Linear Park, this architect-designed 3-bedroom home blazes a stylish, supremely functional trail to the CBD and metro coast without you ever having to reverse the car out of your double garage. What was completed in just 2015 presents like new and revels in the clever design principles that make it so flexible across a floorplan with living zones on both levels and an elevated terrace to top it all off. Two of those three bedrooms and a bathroom combine with a rear retreat and private courtyard to make the ground floor a boon for visiting guests, independence-craving teens and home-run businesses. You'll rise and shine in the ensuited main bedroom of an upper level that flows with seamless ease from the open-plan kitchen to that terrace. Raked ceilings add a dash of drama and only enhance the sense of space and light here. Whether it's the polished concrete floors, bill-easing solar panels, split R/C systems in every room, copious storage, quality appliances or landscaped easy-care gardens, the details make the day-to-day a dream. Dust off the E-bike and pack your lunch and bathers because that path on your front doorstep will have you at the beach in no time. If swimming laps is more your thing, the Marion Outdoor Pool is seconds away, as is a local park/playground and public transport. It's time to blaze a new trail. More to love: -☑Head-turning, architect-designed facade -☑Prime Linear Park position -☑Torrens Title with no shared boundary walls -☑Double garage with dual Panelift doors -☑Additional off-street parking -☑Cleverly designed two-level floorplan -☑Polished concrete floors to lower level and Spotted Gum solid timber floor to upper level -☑Powered outdoor entertaining on the balcony, perfect for BBQ's overlooking the park -☑2.5KW solar system -☑Efficient split r/c throughout -☑Storage galore and separate laundry -☑Dishwasher, walk-in pantry, filtered water and breakfast bar to open-plan kitchen -☑Ensuite bathroom with dual vanities -☑Secure rear courtyard/patio -☑Cafe blinds to entertainer's terrace -☑Close to a range of schools and shopping options, including Westfield Marion -☑Less than 10 minutes from the metro coast
Specifications: CT / 6163/31 Council / Marion Zoning / HDN Built / 2015 Land / 305m² Frontage / 8.63m Council Rates / \$ 1962.93pa Emergency Services Levy / \$154.25pa SA Water / \$186.48pq Estimated rental assessment / Written rental assessment can be provided upon request
Nearby Schools / Ascot Park P.S, Forbes P.S, Warradale P.S, Plympton International College, Hamilton Secondary College, Springbank Secondary College
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