

36A Lawson Avenue, Morphettville, SA 5043

House For Sale

Thursday, 7 December 2023

NOAKES
NICKOLAS

36A Lawson Avenue, Morphettville, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 366 m2

Type: House



Simon Noakes
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Sophie Fry
0429524246

Best Offers By 20/12 (USP)

Best Offers By Wednesday 20th December at 12pm (Unless Sold Prior). Completed in 2019 by Distinctive Home, this fabulous three-bedroom Torrens titled home offers luxurious living close to the coast and the CBD in Morphettville. Enter directly onto the floating timber floors of the study and take in a glorious space to study or work from home. Complete with floor-to-ceiling sheers and north-facing views over the front garden, you'll love settling into your tasks bathed in all-day natural light. All carpeted in a practical charcoal hue and fitted with floor-to-ceiling sheers, two bedrooms are fitted with mirrored built-in robes, while the main has a walk-in robe and private ensuite. Both bathrooms are fully-tiled in a calming pale grey feature tile, with a large shower and dual showerheads for the ensuite, and a freestanding bathtub added on for the main. Open plan living ties it all together with a gourmet kitchen at its centre. A central island bar topped with Caesarstone is illuminated under pendant lighting, with a glass splashback increasing the natural light. Enjoy stainless steel appliances including a large gas cooktop and electric oven, a double sink and a large walk-in pantry. More floor-to-ceiling sheers as well as plantation shutters wrap the dining and lounge to create a year-round sanctuary, while stylish aluminium-framed glass doors slide back to the great outdoors. Spend summer days on the Alfresco deck with ceiling fan overlooks a well-sized garden and lawn wrapped in established greenery, perfecting for entertaining and play. Chic, polished and ready for you to move right on in, this Lawson Avenue address offers a wonderful lifestyle in the heart of happening Morphettville. Everyday shopping is easy between Coles Park Holme and Westfield Marion, just 2.3km away. Pick up your morning coffee at Strappers, take the kids to Hendrie Street Reserve Playground, and enjoy the Marion Outdoor Pool and Leisure & Fitness Centre. Embrace your beach access and CBD convenience alike from this fabulous location and settle in for a satisfying summer in Morphettville. More features to love: - Reverse cycle ducted A/C throughout - Secure double garage and off-street parking for two more cars on exposed aggregate driveway - Instant gas hot water system - Irrigated front and rear gardens - Zoned to Hamilton Secondary College, walking distance to Westminster School, close to Ascot Park and Warradale primary schools and within the catchment area for Oaklands Estate Kindergarten - Easy access to public transport along Morphett and Oaklands roads - 3km to Glenelg South Beach and 7.5km to the Adelaide CBD Land Size: 366sqm Frontage: 10.01m Year Built: 2019 Title: Torrens Council: City of Marion Council Rates: \$2117.27 PASA Water: \$197 PQES Levy: \$170.65 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.