

**3F Claines Avenue, Morphettville, SA 5043**

**HARRIS**

**Sold Townhouse**

Saturday, 12 August 2023

3F Claines Avenue, Morphettville, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 131 m2**

**Type: Townhouse**



Jayden Finch  
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**\$695,000**

Located in the sought-after suburb of Morphettville, 3F Claines Avenue is located on the doorstep of Glengowrie and only moments to Glenelg. Within easy access to local shops, playgrounds, bike paths and the popular Glenelg to City tram line this home offers buyers an ideal lifestyle or one that is attractive to potential tenants. Currently rented at \$615 per week, this Torrens Title property is an ideal investment, or a chance to help pay the mortgage until you are ready to move in. Offering all the amenities of a modern build, the property boasts open plan living on the lower level with great natural light with access to private courtyard and internal access to the double garage. All three bedrooms and main bathroom are located upstairs, with the master bedrooms boasting ensuite. Quality fixtures and finishes throughout and a neutral colour palette make this the perfect blank canvas to make your own. Other great features include:-Ducted reverse cycle a/c-Gas cooktop-Dishwasher-Third toilet located on the lower level for added convenience Specifications:CT / 6220/780Council / MarionZoning / Housing Diversity NeighbourhoodBuilt / 2021Land / 177m2Estimated rental assessment: \$650 p/w (Written rental assessment can be provided upon request)Nearby Schools / Warradale P.S, Ascot Park P.S, Forbes P.S, Hamilton Secondary College, Springbank Secondary CollegeDisclaimer: 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