

# 4 Cygnet Court, Morphettville, SA 5043

**HARRIS**

## Townhouse For Sale

Monday, 27 May 2024

4 Cygnet Court, Morphettville, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Townhouse**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$600k-\$650k**

Best Offers By 12pm Monday 17th June 2024 (unless sold prior) Welcome to 4 Cygnet Court, a stunning Torrens Titled property built in 2020 that offers a modern, light-filled, and vibrant lifestyle. As you enter, you're greeted by a spacious open-plan living area, perfectly positioned at the end of the hallway. The sleek kitchen features a 20mm stone benchtop and a generously sized corner pantry. Large glass sliding doors lead to the outdoor entertaining area, seamlessly blending indoor and outdoor living. Downstairs, you'll also find a convenient European laundry discreetly tucked away into a cupboard, as well as a second toilet for added convenience. Upstairs boasts a study nook, ideal for those working from home or needing a quiet space for study. The two bedrooms include a master bedroom with a walk-in robe and a second bedroom with a built-in wardrobe. The main family bathroom upstairs is beautifully appointed, offering plenty of natural light with the built-in skylight and cupboard space. Outside, the paved entertaining space is perfect for gatherings, offering a low-maintenance yard that's easy to enjoy. Located in a quiet court (with even more space for parking) this property also includes a single garage, ensuring secure parking, and a bus stop just 240 meters away on Hendrie Street. The Marion Train Station is only a 5-minute drive, providing convenient access to the city and the sea. With Drakes Ascot Park a short walk away, daily shopping is a breeze. This property is also zoned to several reputable schools, including Ascot Park Primary School, Forbes Primary School, Warradale Primary School, Marion Primary School, Hamilton Secondary College, and Springbank Secondary College. Don't miss out on the opportunity to secure this modern lifestyle living in Morphettville. Specifications: CT / 6218/247 Council / Marion Zoning / HDN Built / 2020 Land / 91m<sup>2</sup> (approx) Frontage / 6.5m Council Rates / \$1,148pa ES Levy / \$108.95pa SA Water / \$139.45pa Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / Ascot Park P.S, Forbes P.S, Warradale P.S, Marion P.S, Hamilton Secondary College, Springbank Secondary College 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 (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