

4 Martin Road, Morphett Vale, SA 5162

NOAKES
NICKOLAS

House For Sale

Thursday, 30 November 2023

4 Martin Road, Morphett Vale, SA 5162

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1286 m2

Type: House



Matthew Anand
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Lachlan Edwards
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Best Offers By 18/12 (USP)

Best Offers By Monday 18th December at 12pm (Unless Sold Prior). Ideal for home builders, developers and investors alike, this Torrens titled double brick 70's home on a spacious 1286m² allotment that's one of the largest available in the suburb is ready for a new breath of life in Morphett Vale. Elevated over and set well back from the street with an impressive approx. 30m frontage, a row of palms guide you to the entry, where the updated home offers two bedrooms, two large living spaces, a central kitchen/meals and plenty of undercover outdoor space and garden. Both double bedrooms are fitted with generous banks of windows, mirrored built-in robes and pendant lighting, while the updated main bathroom carries the fresh white theme and includes a large modern vanity, with the W/C separately accessed via the laundry. Easy-care charcoal tiles carry through the kitchen and first living room and the kitchen, where a fresh white kitchen offers modern stainless steel appliances including a dishwasher, rangehood and an induction cooktop. Running the width of the home, the rear family/games room is a blank canvas ready to suit your household's need, while glass sliding doors lead you outdoors, where there's plenty of space to dine Alfresco or park undercover. Finally, the second set of glass sliding doors guides you to the north-facing patio and garden, with fruit trees, private fencing, and all the space in the world for your landscaping or outdoor entertaining vision to come to life. After forty years in the same family, this much-loved family home is ready for a new lease on life on the beautifully elevated northern side of Martin Road. Across the road from lush green reserves, wetlands and playgrounds, you can enjoy a spacious front garden without any of the maintenance, with plenty of room for ball games and pets to exercise. Grab your morning coffee from Cheffy Chelbys, shop at Foodland and Woolworths Morphett Vale, grab a casual dinner at the Emu Hotel, or get everyone in the car and head down to enjoy your time off at Hallett Cove, Christies Beach and Port Noarlunga beaches. Whether updating for your own family or developing for investment, this rare large allotment presents an exciting opportunity in Morphett Vale. More features to love:- Reverse cycle ducted A/C throughout- Double carport and further off-street parking- Powered shed- 3kW solar system- Plumbing for refrigerator with ice dispenser- Gas hot water system- Rainwater tank- Zoned to Wirreanda Secondary, close to Morphett Vale Primary and Christies Beach High and within the catchment area for- Easy access to public transport along Brodie Road- 5km to Hallett Cove, 10km to McLaren Vale and 20.5km to the Adelaide CBD Land Size: 1286sqm Frontage: 30.67m Year Built: 1972 Title: Torrens Council: City of Onkaparinga Council Rates: \$1328 PASA Water: \$153.70 PQES Levy: \$114.25 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.