

45 Nicolle Drive, Morphett Vale, SA 5162



Sold Other

Saturday, 25 November 2023

45 Nicolle Drive, Morphett Vale, SA 5162

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: Other



Brett Brook
0413664434

Contact agent

This superb residence is neatly situated on a low maintenance allotment of 615 sqm (approx), just 5 minutes from the beautiful coastline of Christie's Beach and will win your heart with its light-filled interior, expansive outdoor entertaining area and exciting scope for you to add your own personal touches. The lovely open-plan living, dining and kitchen room creates a welcoming haven for family movie nights and leisurely weekends, while the modern and newly renovated kitchen is sure to please any home cook. Featuring a gas cooktop, oven, large pantry and endless under-bench storage space. Beautifully updated, enjoy the comfort of new carpet in the lounge and all three bedrooms, where you will also find ceiling fans and built-in wardrobes to ensure comfort and space for the whole family. The home is fitted with ducted reverse-cycle air conditioning ensuring a comfortable home all year round, while the main bathroom retains its charm and functionality, featuring a separate bath, shower, and a convenient separate toilet. Venture outside and discover your tranquil outdoor sanctuary, complemented by a good-sized lawn area with a pop-up irrigation system and a paved alfresco entertainment area, the perfect spot to enjoy balmy evening drinks or a morning cuppa while the sun is rising. Entertain your friends and family with ease this summer, while the kids enjoy their new backyard where many memories will be created. The garden is fully fenced, providing peace of mind for your fur friends and if you've got a trailer or a boat and need somewhere to store them all safely, the hunt stops now! This property offers secure parking for up to 6 vehicles and a large powered lock-up shed with great room for storage; the final box ticked for that lifestyle you've been waiting for. For the families, this property is zoned to Christie's Beach High School and Southern Vocational College. As well as close proximity to Wirreanda Secondary School, Reynella East College, Hallett Cove School and Seaford Secondary College. Just a short drive to Colonnades and Morphett Vale Shops, walking distance to local parks and a 25-minute drive to McLaren Vale for a summer weekend spent wining and dining! This property presents a dream come true for first-home buyers or young families seeking to reap the benefits of living in this superb location moments from the beautiful southern coastline; just in time for Summer! More reasons to love this home: *Spa and cubby house excluded from sale - Torrens titled 1976 built brick veneer home - Roof has been recently restored and painted - New carpet installed in all bedrooms - Freshly painted walls throughout - Excellent solar system of 18 solar panels (6.6kw) - Ducted reverse cycle air conditioning - Kitchen has recently been renovated - Open-plan living, dining and kitchen area - Ceiling fans in bedrooms and living room - Built-in wardrobes in all bedrooms - Laundry with outdoor access - Large backyard and neat lawn area - Large 6x9m powered shed with excellent storage for boats and caravans - Just 15 minutes to Westfield Marion and Flinders University Specifications: Property Type: Torrens Title Council Rates: \$1,617.21 p/a Emergency Services Levy: \$118.00 p/a 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 RLA 276447.