

565 Morphett Road, Seacombe Gardens, SA 5047

**NOAKES
NICKOLAS**

Sold House

Wednesday, 11 October 2023

565 Morphett Road, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 1

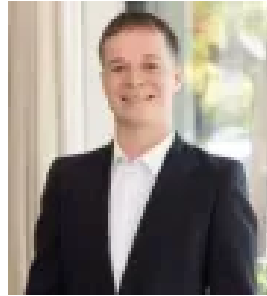
Parkings: 4

Area: 696 m2

Type: House



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\$701,000

AUCTION CANCELLED, SOLD PRIORThis cleverly renovated mid 50's home offers a funky home base close to Westfield Marion shopping and the beautiful Brighton Beach in Seacombe Gardens. Behind a random stone wall and a white weatherboard style façade dotted with shade blinds lies a three-bedroom residence oozing charm and updated to provide contemporary comfort over approx. 342m² of total living. Enter onto the timber floors of the lounge and take in a warm and welcoming space that includes a modern feature gas heater set into a timeless mantle. Down the hall find three bedrooms and the beautifully renovated main bathroom, stylishly fully-tiled with subway wall tiles and a contrast floor tile complimented with under floor heating, bathroom vintage-style fixtures, a bathtub/shower, and a separate toilet. The three bedrooms are perfect blank canvases, with timber floors and a neutral palette allowing you to style them your way. A modernised kitchen/dining offers plenty of storage within timber look cabinetry, a tiled splashback and gas cooktop. Choose to dine indoors or take it Alfresco and make the most of the fantastic outdoor living space. Over modern decking, a deep verandah runs the width of the house, wrapped in café blinds and extending to connect with a large entertaining area and outdoor kitchen and BBQ area ideal for entertaining and that summer lifestyle alike. Beyond, a large lawn, fire pit area and a huge garage/workshop allow plenty of room to play, and lots of space to safely store those toys. Seacombe Gardens is an ideal home base for workers at the Flinders Medical precinct and students at Flinders University, as well as those commuting down the Southern Expressway to the southern suburbs and McLaren Vale. In your neighbourhood explore Pattriti Wines cellar door, Harbrow Grove Reserve, Banks and Brown café, and the seemingly endless boutique shopping and dining options at nearby Westfield Marion. More features to love:- Large 18.28m frontage and generous 700m² allotment- Secure double carport, secure rear double garage, garage/workshop and further off-street parking Reverse cycle ducted A/C** plus gas heater to lounge- Dedicated laundry with external access- Bill-reducing solar system- Rainwater tank- Zoned to Seaview High, walking distance to Darlington Primary and Stella Maris Parish School and within the catchment area for Darlington Children's Centre- Easy access to public transport along nearby Morphett Road- Just 780m to Westfield Marion, 2.2km to the South Brighton Esplanade and under 11km to the Adelaide CBD Land Size: 696sqm Frontage: 18.28m Year Built: 1955 Title: Torrens Council: City of Marion Council Rates: \$1,482.09 PASA Water: \$160.16 PQES Levy: \$134.65 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.