

**578 Morphett Road, Dover Gardens, SA 5048**



**House For Sale**

Tuesday, 28 May 2024

578 Morphett Road, Dover Gardens, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 366 m2**

**Type: House**



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## Best Offers By 19th of June (USP)

Welcome to this stunning modern home located in the highly sought-after Dover Gardens, a prime location that offers both convenience and lifestyle benefits. This three-bedroom, two-bathroom residence offers a harmonious blend of contemporary design and practical features, making it an ideal sanctuary for families and entertainers alike. The highlight of this property is the expansive undercover entertainment area that overlooks a private and fully enclosed rear yard, perfect for hosting gatherings or simply relaxing in your own serene outdoor space. Upon entering the home, you are greeted by the master bedroom, strategically positioned at the front of the house for added privacy. This spacious retreat features a large walk-in wardrobe, providing ample storage space, and a private ensuite, creating a luxurious and comfortable personal haven. The second and third bedrooms are equally impressive, each equipped with built-in wardrobes to maximise storage efficiency. Both the main and second bedrooms come with ceiling fans to enhance comfort, while the entire home benefits from reverse cycle ducted air conditioning, ensuring a pleasant environment throughout the year. The main living space of the home is an open-plan area that seamlessly combines the kitchen, dining, and living spaces. The kitchen is a chef's delight, featuring a dishwasher, a gas stove top, and plenty of cupboard space for all your culinary needs. The large benchtop serves not only as a practical area for meal preparation but also as a convenient breakfast bar. The kitchen and living areas are beautifully illuminated with a combination of a gorgeous pendant light, studio lights, and an abundance of natural light that floods the space, creating a warm and inviting ambiance. The spacious living and dining areas are perfect for family gatherings and entertaining, providing a comfortable and stylish environment for all occasions. The modern main bathroom is designed with families in mind, featuring a bathtub and partially tiled walls, combining functionality with contemporary aesthetics. The toilet is located separately for ultimate privacy, whilst a separate laundry space with direct access to the yard ensures you can complete chores with ease. Energy efficiency is a key feature of this home, with solar panels installed to help reduce energy costs. The generous yard offers a versatile space for children to play, gardening, or simply enjoying the outdoors. Additionally, a garden shed provides convenient storage for all your outdoor equipment and tools. Parking is made easy with a secure single garage, complemented by up to three open off-street parking spaces, providing ample room for multiple vehicles. For added peace of mind, the home includes a security screen on the front porch, enhancing the overall security of the property. This home offers a perfect blend of modern amenities, thoughtful design, and a prime location, making it a truly exceptional place to live. The location of this home is truly unbeatable. It is within walking distance of the Westfield Marion Shopping Centre, only 900 metres away, offering a variety of shopping, dining, and entertainment options. Just a five-minute drive will take you to the beautiful Seacliff Beach, perfect for enjoying the sun, sea, and sand. For wine enthusiasts, Patritti Winery is just around the corner, providing a delightful local escape. Sports enthusiasts will appreciate the proximity to local sporting clubs and reserves. Families will find excellent schooling options nearby, with Darlington Primary School just 750 metres away, Stella Maris Parish School only 600m away, and Seaview High School a short four-minute drive. The home is also conveniently located close to Flinders Hospital and Medical Centre, as well as Flinders University, making it ideal for healthcare professionals and students. Enjoy a nearby Railway line, providing direct access to the CBD, as well as an abundance of bus stops for easy commuting. Don't miss the opportunity to make this beautiful residence your new home. Revel in the ideal fusion of contemporary living, convenient amenities, and a superb location offering both practicality and lifestyle advantages.

**What we Love:**

- Prime location in sought-after Dover Gardens
- Expansive undercover entertainment area overlooking private rear yard
- Master bedroom with walk-in wardrobe and ensuite
- Second and third bedrooms with built-in wardrobes
- Open-plan living area seamlessly integrates kitchen, dining, and living spaces
- Well-appointed kitchen with dishwasher, gas stove top, and ample cupboard space
- Modern main bathroom with bathtub and partially tiled walls
- Reverse cycle ducted air conditioning throughout
- Separate toilet and laundry with yard access
- Solar panels for energy efficiency
- Generous yard with garden shed
- Secure single garage and up to 3 off-street parking spaces
- Security screen on front porch for added peace of mind
- Walking distance to Westfield Marion Shopping Centre
- 5-minute drive to Seacliff Beach
- Patritti Winery nearby
- Close to local schools, including Darlington Primary, Seaview High School & Stella Maris Parish School
- Conveniently located near Flinders Hospital, Medical Centre, and Flinders University
- Nearby railway line providing direct access to the CBD