

**5a Ann Road, Morphett Vale, SA 5162**



**Sold House**

Friday, 15 March 2024

5a Ann Road, Morphett Vale, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 377 m2**

**Type: House**



David Hams  
0883662230



Mitch Portlock  
0883662230

## Contact agent

Please contact David Hams from Magain Real Estate for all your property advice. Located on a quiet street with easy access to shops, schools, transport and medical facilities, this much loved and extremely well maintained home could be ideal for a range of buyers. Head down the private driveway to find 2 separate standalone carports, perfect for the dual car family or to store the caravan before heading away on those well deserved holidays. The home was built in 2011 and is packed with impressive features. Upon entering the home you're greeted with a large open plan kitchen, dining and living space that opens out to the rear entertaining space that can be fully enclosed with quality café style blinds to be used all year round and ideal for when entertaining. The galley style kitchen comes complete with a dishwasher, soft close drawers, a gas cooktop with range hood, a double sink with filtered water tap and plenty of bench space. Double glass sliding doors from the lounge open to the rear entertaining area that is perfect for BBQs and entertaining guests when they come over for a visit. Down the hallway is where you'll find the 3 Large Bedrooms, all come with Built-in-Robes and fitted with block-out blinds and curtains. The 3 way designed bathroom with separate shower and bath, separate toilet and separate vanity area is ideal for multiple usage. The separate laundry room has rear yard access via a ramp to the low maintenance/easy care courtyard area. The home boasts additional features including Ducted Evaporative Cooling (less than 2 years old), Split system heating/cooling (in lounge), hallway solar sky light, Western side awnings, security deadlocks on all windows and doors, a 5000l rainwater tank, a 22 panel 6.3kwh solar system, Outside there is a small garden shed and a 3m x 3m shed/workshop with concrete floor, 2 undercover carports (1 with remote panel door). This property is extremely private as it is tucked away off the street and is a pleasant surprise to all that make the way down the driveway... Inspection is highly recommended. For any additional information or to register your interest, please make contact with David Hams on 0402204841 or Mitch Portlock 0431418516 anytime. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)